

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD AUGUST 18, 2015

1. CALL TO ORDER – 6:30 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; David Goff, Patricia Connell, Ed Rothschild.

It was moved by Mr. Sullivan to excuse Mr. Crouse and Ms. Caswell from the meeting.

The following votes were cast on the motion:

Those voting Yes: Goff, Hannan, Sullivan, Connell, Rothschild.

The motion carried.

ALSO PRESENT: Rita McConnell, Community Development Director; Rob Smetana, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Joan Brown, Recording Secretary.

3. APPROVAL OF MINUTES FOR AUGUST 4, 2015 - The minutes of August 4th stand approved as printed.
4. GENERAL BUSINESS – None
5. REPORTS - None
6. PLEDGE OF ALLEGIANCE -
7. PUBLIC HEARINGS -

LDC2015-0001 LAND DEVELOPMENT CODE AMENDMENTS, USE TABLE, DEFINITIONS

The public hearing was opened.

Mr. Sullivan entered into the record staff report LDC2015-0001, dated 8-18-15.

Mr. Todd Messenger, Consultant, referred to a slide presentation. He talked about the plan implementation, scope of work, community involvement in the process as well as City Council and Planning Commission. He further discussed the current use table and the proposed new use table. He talked about the industrial uses in the existing code and the new proposed use table. He talked about places of assembly, economic development influences, and additions to the use table in the PUD districts. He talked about the proposed interim ordinance which is in process, and the next step of looking at the sign code and a rewrite of the Land Development Code.

Ms. Nancy Young stated she was a participant in the Use Table Advisory Committee. She was concerned about the definition regarding "Motor Vehicle Repairs and Service Light" regarding the vehicles being stored in an inoperable condition for more than 24 hours. She felt that may be too short of a time for storage of a vehicle.

Mr. Messenger stated it is a typical standard to have 24 hours for light services; longer time is allowed for heavy service.

There being no one else wishing to speak, the public input portion of the hearing was closed.

Mr. Rothschild questioned the discrepancy between I-1 and I-2 where something may not be allowed but is allowed under PUD-I. He gave an example of farmers market is allowed under PUD-I, but is not allowed under I-1 and I-2. He also mentioned fast food discrepancy.

Mr. Messenger explained that at this point we are focusing on reform priorities. The full Land Development Code rewrite will evaluate additional discrepancies in the I-1, I-2 and PUD-I zoning districts.

Mrs. Connell asked for an example of a live/work unit.

Mr. Messenger stated an example would be an artist space with public access on the main level, and the residential use on top with a separate access.

Mr. Hannan questioned the I-1, I-2 district, adding uses in the PUD-I, but keeping some uses separate. He stated he did not see consistency.

Mr. Messenger stated the focus was centered around the PUD-I. He said the I-1 and I-2 district were not an economic development problem. He also said we can add more allowed uses in the Industrial districts.

Mr. Rothschild stated it was his understanding that there is a moratorium on medical marijuana and that it was left out of the use table. He was concerned that perhaps something could change in the future,

Randall Sampson stated the Council approved an ordinance prohibiting marijuana retail stores, grow operations, etc.

Mr. Sullivan commented he liked the idea of collapsing the zoning districts and making them more designated, and would like to see that outside of the commercial.

Rita McConnell explained the public hearing process regarding allowed uses in the PUD and developing standards for those uses as part of the process, whereas the I-1 and I-2 has specific standards that are not typically negotiated.

MOTION:

It was moved by Mr. Hannan that LDC2015-0001, Land Development Code Amendments to Section 5.2, Additional Use Standards and Conditions, Section 5.3, Accessory Uses and Structures, Section 10.3, Definition of Words, Terms and Phrases, Subsection 6.19.8, Height of Stored Items, and Repealing and Reenacting Subsection 5.1.2, Summary Table of Allowed and Conditional Principal Uses by Zoning District, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 7 of the staff report.

DISCUSSION OF MOTION:

Mr. Rothschild stated he will be supporting the motion. He felt it was important to make the use table internally consistent which would not require significant effort before it is approved.

Mr. Hannan felt it was a good idea to try to get the industrial somehow more congruent than it is today. He further said he did understand the timing involved, quick fix versus mid-term versus long term.

Ms. Connell stated it was obvious that a lot thought has gone into this project and the input of the public, so this is a start and we are building on this.

The following votes were cast on the motion:
Those voting Yes: Goff, Hannan, Sullivan, Connell, Rothschild.
Those absent: Caswell, Crouse.
The motion carried.

8. OTHER ITEMS –

There are no items scheduled for the September 8th meeting.

It was moved by Mr. Rothschild to cancel the meeting of September 8, 2015, as there are no scheduled items.

The following votes were cast on the motion:
Those voting Yes: Goff, Hannan, Sullivan, Connell, Rothschild.
Those absent: Caswell, Crouse.
The motion carried.

9. MEETING ADJOURNED – 7:20 P.M.



Steve Hannan, Acting Secretary



Joan Brown, Recording Secretary



John Sullivan, Chairman, Acting
Steve Hannan