



## MINUTES

**PLANNING COMMISSION - REGULAR Session Meeting**  
**Wednesday, March 9, 2016 North Plains Senior Center 7:00 PM**

**COMMISSIONERS**  
**PRESENT:**

Chairperson Stewart King; Vice Chairperson Heather LaBonte  
Planning Commissioners: Garth Eimers, James Fage, Larry Gonzales,  
Lonnie Knodel, Doug Nunnenkamp

**STAFF PRESENT:**

Director of Public Works/City Manager Blake Boyles, City Recorder  
Margaret Reh

**OTHERS:**

City Planner Heather Austin-3J Consulting

**1 CALL TO ORDER**

Chair Stewart King called the meeting to order at 7:00 p.m.

**2 PLEDGE OF ALLEGIANCE**

Chair King led the Planning Commission in the flag salute.

**3 APPROVAL OF MINUTES:**

a) Review and approval of February 10, 2016, Regular Session Minutes

*Motion to approve the February 10, 2016 Regular Session Planning Commission Minutes. Moved by Commissioner LaBonte. Second by Commissioner Eimers. Motion was approved unanimously.*

**4 PUBLIC COMMENT: None were forthcoming.**

**5 PUBLIC HEARING:**

(Continued from December 9, 2015, January 13, 2016 and February 10, 2016)

a) File No: 15-031: Continued Review of Municipal Code 16-Zoning and Development Revisions for Comprehensive Plan process and Recommendation to City Council.

This public hearing was continued from the December 9, 2015, the January 13, 2016, and the February 10, 2016 Planning Commission meetings. City Planner, Heather Austin of 3J Consulting, presented the staff report.

The staff report included a revision from previous drafts regarding the proposed changes to the dimensional standards of the R-2.5 zoning district. Staff contacted DLCDC to discuss the increase in minimum lot size for single-family residential development but decrease in minimum lot size for multi-family development. In addition, there are very few areas of R-2.5 zoning remaining in the city. For these reasons, staff revised the staff report to recommend the proposed changes.

At the hearing on March 9th, the Planning Commission made several small changes to the proposed Code language. These changes include corrections of typos the

following sections: 16.020 (R-7.5), 16.030 (R-2.5), 16.150 (street standards) and 16.170 (application and review procedures). The Planning Commission also revised the Code language in Chapter 16.170.015 Appeals- Type IV decisions to disallow de novo appeal hearings at the City Council level. Staff will review the legality of this (issues regarding state law were brought up at the hearing) and make a recommendation to the City Council regarding the de novo issue.

Planning Consultant Heather Austin will document the suggested revisions in the staff report to the City Council for their public hearing which has been continued to April 18, 2016.

Chair King closed the public hearing at 7:35 p.m.

*Motion to make a recommendation to City Council to approve the revisions to File #15-031 Municipal Code 16-Zoning and Development, including the changes in the staff report and as discussed during the public hearing. Moved by Commissioner LaBonte. Second by Commissioner Eimers. Motion was approved unanimously.*

**6 NEW BUSINESS: None Scheduled**

**7 UNFINISHED BUSINESS: None Scheduled**

**8 PLANNING COMMISSION COMMENTS**

It was suggested that the Commission continue reviewing and discussing possible code revisions. Commissioner King asked for the Commissioners to send suggestions for sections of the Code that they have concerns about to staff. Staff will compile the list of suggestions of the next code sections that the Commission will work from at future meetings.

It was suggested that the Commission hold a workshop to discuss the zoning and code for the marijuana issue. The moratorium will be expiring in August 2016.

The Commission also agreed they would like to have legal meet with the Planning Commission to discuss how SB1573 will affect what the Planning Commission does regarding annexation (16.205). The Planning Commission would like to hear how the bill specifically impacts the code and how the bill applies to the Planning Commission. They especially want clarification for how the bill will affect master planning, particularly in the NC zone (Neighborhood Community) which appears weak at this point in time. It was mentioned to also talk about PUDs.

The work session would also include discussion on how to address park land. Specifically, how to track the decisions of the Parks Board and what is in the Parks Master Plan to the Comprehensive Plan and down to the zoning code.

Staff will work on coordinating a work session for the Planning Commission in April. Goals can be established on how to address these issues. A tiered process could be developed of how the Planning Commission would like to go about it.

Discussion was held regarding townhomes vs. multifamily dwellings. It was suggested to have this be an agenda item for the packet for the next meeting. The Commission would like to see a common set of terminology for townhouses, condominiums, multi-family and apartments, and what differentiates one from the other.

**9 STAFF COMMENTS: No additional comments were shared.**

**10 ADJOURNMENT:**

The next Regular Session of the Planning Commission is scheduled for Wednesday, April 13, 2016. It is currently scheduled to be held at the North Plains Senior Center. Chair King adjourned the meeting at 7:53 p.m.

Submitted by:

  
Margaret L. Reh, City Recorder

Date Minutes Approved 04/13/2016