



PLANNING COMMISSION MEETING MINUTES WEDNESDAY, MAY 8, 2019

Planning Commission Members Present: Phil Folyer, Charles Matthews, Jamie Baird, Tom Sahlberg, Richard Siler

Adjunct Member(s) Present: N/A

Absent (Excused): Joshua McKee, Jesse Fox

Staff Present: Lisa Key, Kelsey Wright

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present.

Review of Agenda & Approval of Minutes:

Commissioner Sahlberg moved that the April 10th corrected minutes be approved, seconded by Commissioner Siler. Minutes were approved with all ayes.

General Business:

- A. Ratification of Findings, Conclusions & Recommendations regarding "Food Trucks": Commissioner Baird moved to ratify the Findings, Conclusions & Recommendations regarding "Food Trucks", seconded by Commissioner Matthews. Findings, Conclusions & Recommendations ratified with all ayes.
- B. Ratification of Findings, Conclusions & Recommendations regarding Amendments to Site Design Review: Commissioner Matthews moved to ratify the Findings, Conclusions & Recommendations regarding Amendments to Site Design Review, seconded by Commissioner Baird. Findings, Conclusions & Recommendations ratified with all ayes.

Action Items/ Discussions Presentations:

- A. Docket & Schedule: Lisa Key presented an overview of the items being proposed both by the City and privately initiated for amendments to the City's Comprehensive Plan and Development Code and a timeframe for workshops and projected hearing dates. Questions asked and answered.
- B. Zoning Map Amendment Workshop (CPA2019-0003): Lisa Key presented the background on the CVSD annexation which is the change requiring updates to the Zoning Map embedded in the City's Development Code. She presented the relevant Comprehensive Plan Goals and Policies that the amendment aligns with. Questions asked and answered.
- C. Correction to Notice Requirements for Type II Administrative Appeal Workshop (CPA2019-0005): Lisa Key presented the verbiage change proposed to correct an error and to align with

all other areas of the Code. She also reviewed the relevant Comprehensive Plan Goals and Policies. Questions asked and answered.

D. Adult Family Home as Permitted Use in Residential & Commercial Zones Workshop (CPA2019-0006): Lisa Key presented information on the proposed amendments to allow Adult Family Homes within the City to align with state law. She reviewed the way Adult Family Homes are currently addressed in the City's code, the added definition needed, and the required changes to zoning allowances. Questions asked and answered.

E. Additional Extensions for Phased Subdivisions Workshop (CPA2019-0009): Lisa Key reviewed the current timelines allowed by City Development Code for extensions and explained the proposed amendments and the reasoning behind allowing for extensions. Questions asked and answered.

F. Small Cell Code Amendment Workshop: Lisa Key presented further research and suggestions for regulations to include in the development of the Small Cell Code amendments. She discussed siting hierarchy's by zone and information on design standards. Lisa proposed holding a Special Meeting to workshop a draft code section which Planning Commission agreed to hold on May 22nd at 3:30 PM. Questions asked and answered. Jason Verduzco with Verizon spoke to answer some questions that came up during discussion.

Secretary's Report:

Lisa Key reported on the below listed items:

- Status of Adjunct Commissioner Recruitment
- Upcoming Design Review for Rudeen Phase II and Orchard Park Lofts

Planning Commissioner Reports:

No reports at this time.

City Council Reporter of the Month:

Commissioner Folyer volunteered to report at the next City Council meeting.

Citizens Comments:

No comments made at this time.

Adjournment:

The meeting adjourned at 5:50 p.m.