



## PLANNING COMMISSION MEETING MINUTES WEDNESDAY, JULY 10, 2019

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

**Adjunct Member(s) Present:**

**Absent:** Jesse Fox, Richard Siler, Joshua McKee, Paul Brown, Joe Mann

**Staff Present:** Lisa Key, Kelsey Wright

**Call to Order:** Meeting was called to order at 4:01 p.m.

**Roll Call:** A quorum of members was present.

### **Review of Agenda & Approval of Minutes:**

Commissioner Baird moved that the June 12th minutes be approved, seconded by Commissioner Sahlberg. Minutes were approved with all ayes.

### **General Business:**

- A. Ratification of Findings, Conclusions & Recommendations regarding Small Wireless Facility Regulations: The Commission unanimously approved the Findings, Conclusions & Recommendations regarding the Small Wireless Facility Recommendations. Commissioner Sahlberg moved to ratify, seconded by Commissioner Baird. Findings, Conclusions & Recommendations ratified with all ayes.

### **Action Items/ Discussions Presentations:**

- A. Lot Coverage in the R-1 Zone (CPA2019-0001/LUA2019-0005): Lisa Key presented briefly on the amendments proposed by Greenstone as well as shared written comments received from Commissioner Siler stating his objection to the increase in allowable lot coverage. Kevin Schneidmiller, representing Greenstone, presented on the proposed amendment of changing the lot coverage in the R-1 Zone to 60%. Additionally, he proposed that the same change be made to the R-2 Zone, and that for consistency between the River District and Municipal code, he suggested considering increasing it further to 80%. Questions asked and answered.
- B. Comprehensive Plan Maps (CPA2019-0002/LUA2019-0009): Lisa Key presented on the updates to the maps within the Comprehensive Plan, to reflect the annexation of property for Central Valley School District. Questions asked and answered.
- C. Flood Damage Prevention Ordinance (CPA2019-0004/LUA2019-0011): Lisa Key presented on the need for the flood prevention ordinance to qualify for the NFIP and FEMA emergency funds. Questions asked and answered.

- D. Community Development Director to Zoning Administrator (CPA2019-0010/LUA2019-0017): Lisa Key presented on the proposed amendments to change the term Community Development Director to Zoning Administrator and the reason why the change is necessary. Questions asked and answered.

**Secretary's Report:**

Lisa Key reported on the below listed items:

- o 2020 – 2025 Transportation Improvement Program

**Planning Commissioner Reports:**

Commissioner Matthews commented on the new RV Park, expressed his opinion that the RV park turned out quite nice, and that it is a wonderful addition to the City.

**City Council Reporter of the Month:**

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

**Citizens Comments:**

Councilmember Kennedy commented on multiple topics. Firstly, he stressed the importance of turning up microphones for meetings. He asked how the River District Development Code came about and why it is separate from City Development Code. Lisa Key provided an explanation as well as the future plan for codifying the two. Councilmember Kennedy also showed appreciation to the work that Planning Commission and City Staff has done to dig into topics carefully and thoroughly.

**Adjournment:**

The meeting adjourned at 5:20 p.m.