



REGULAR PLANNING COMMISSION MEETING MINUTES

Tuesday, February 26, 2013

Chair Ned Bascom called the Regular Planning Meeting to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Bascom, Rogers, Plum, Elliott, Clifton, Rossilli and Mead

Commissioner Rogers moved to **EXCUSE** Commissioner Pettinger from the meeting. *Commissioner Plum* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Plum, Elliott, Mead, Rossilli and Clifton

OTHERS PRESENT:

Planner Nathan Lindquist, Assistant City Attorney Jeff Conklin, Administrative Assistant Charlotte Squires, City Television Station Jim Bell, Mark Christensen

APPROVAL OF JANUARY 29, 2013 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Mead moved to **APPROVE** January 29, 2013 Planning Commission Meeting Minutes with correction to Commissioner Mead abstaining to approval for November 27, 2012 Minutes. *Commissioner Elliott* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Plum, Elliott, Mead, Rossilli and Clifton

MAP AMENDMENT 2013-2 WINCHESTER WEST SUBDIVISION LOT 3

The Chair called up the applicant(s) Mark Christensen

The Chair verified public notice requirements had been met.

Purpose: The applicant requests that Planning Commission approve Map Amendment 2013-2 – a rezoning from a Medium Density Residential district to a Community Service district.

Staff Report: Staff recommends that Planning Commission recommend APPROVAL of Map Amendment 2013-2 with the following conditions:

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Rossilli explained driving W 16th Street everyday and knowing how much traffic is on W 16th Street. West of the intersection of Howard and W 16th Street there is a bus stop. It makes it difficult not knowing how it is going to impact the traffic knowing it could be a variety of business on that corner. In the Staff Report it says future development patterns could increase traffic on West 16th Street.

Commissioner Elliott replied there is another route off Howard Avenue. The area is moving toward community service. There is a lot of community service business in that area already, and this seems okay.

Commissioner Rogers replied it seems comparable for the area.

Chair Bascom replied the drawing that was presented, shows the entrance/exit will be on Howard Avenue.

Closing Comments:

Commissioner Rossilli explained even though storage units are being proposed; if this property changes zoning it could be used for other uses that might be a traffic issue. That a risk will always be there and having no ability once zoning is changed to go back and say we don't want that there, because it is now a permitted use in that zone district.

Motion Made:

Commissioner Mead moved to **RECOMMEND** To City Council to **APPROVE** Map Amendment 2013-2 Winchester West Subdivision Lot 3 with Staff's recommendations. *Commissioner Elliott* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Plum, Elliott, Mead, Rossilli and Clifton

CONDITIONAL USE PERMIT 2013-2 WINCHESTER W SUBDIVISION LOT 3

The Chair called up the applicant(s) Mark Christensen

The Chair verified public notice requirements had been met.

Purpose: The applicant requests that Planning Commission approve a proposal for storage units.

Staff Report:

Staff recommends that Planning Commission APPROVE Conditional Use Permit 2013-2 with the following conditions:

1. The applicant shall install a vinyl covering on a chain link fence to screen from the street and surrounding uses.
2. The Conditional Use Permit shall become null and void if a site plan for a storage unit development is not filed with the City within 2 years of the date of this approval.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Plum asked about the detention pond and drainage on the property, if they planned on piping or what. Regarding the letter that was submitted in talking about landscaping with trees; is there a water tap?

Mr. Christensen replied yes, we will have to work the drainage. There is runoff from the neighbor's property and the hillside. The hillside takes up about half the lot. There is a tap off Howard Avenue for watering the trees.

Commissioner Rogers asked about the fence placement.

Mr. Christensen replied the trees are being planted on W. 16th Avenue. There will be some on Howard Avenue. The chain link fence will go completely around the whole perimeter of the storage units for security.

Commissioner Rossilli confirmed the entrance and exit is off Howard Avenue. Approximately how many storage units are you looking at?

Mr. Christensen replied yes the entrance and exit will be off Howard Avenue. With the fifteen (15) foot setback the property will need to be surveyed to get a better measurement of the usable lot, originally planned on 107 storage units that number may decrease due to setbacks and the hillside.

Closing Comments: No Comments

Motion Made:

*Commissioner Elliott moved to **APPROVE** Conditional Use Permit 2013-2 Winchester W Subdivision Lot 7 with Staff's recommendations and Recommendation 3) to read as "if City Council does not approve the rezoning then any potential approval of the conditional use permit would become null and void.*

*Commissioner Mead seconded the motion. The motion **CARRIED** with the following vote:*

ROLL CALL: Yes- Bascom, Rogers, Plum, Elliott, Mead, Rossilli and Clifton

MEMBER COMMENT AND ADJOURNMENT

Chair Bascom adjourned the meeting at 7:30 p.m.

Ned Bascom, Chairman

Date

Charlotte Squires, Planning Technician

Date