



REGULAR PLANNING COMMISSION MEETING

Tuesday, July 29, 2014

Chair Helen Rogers called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Pettinger, Elliot, Mead, Fuller, and Sieber

Excused Commissioner Caldwell and Commissioner Marantino

Commissioner Pettinger moved to **EXCUSE** Commissioner Caldwell and Commissioner Marantino from the meeting. *Commissioner Fuller* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Pettinger, Elliot, Mead, Fuller and Sieber

Commissioner Sieber will be a voting member.

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Albert Harris.

APPROVAL OF JUNE 24, 2014 REGULAR PLANNING COMMISSION MEETING AND BOARD OF ADJUSTMENT MINUTES

Commissioner Mead moved to **APPROVE** June 24, 2014 Regular Planning Commission Meeting and Board of Adjustment Minutes. *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Pettinger, Elliott, Mead, Fuller and Sieber

CONDITIONAL USE PERMIT 2014-4 2090 WHITERIVER AVENUE

The Chair called applicant Albert Harris

The Chair verified public notice requirements had been met.

Purpose: the applicant requests approval of a Conditional Use Permit for three temporary mobile home structures to be used as classroom space at the church on the site.

Applicant: asked for some modifications regarding the recommendations. Recommendation 1) Please add office space in addition to classroom space, as it will be needed to eliminate another site that is currently rented. 2) Allow the faux stone or brick veneer accents for only the front modular, or the sides seen from Whiteriver Avenue. 6) Delete as the zoning change had been approved.

Staff Report: Staff recommends Planning Commission APPROVE CUP 2014-4 with the following conditions:

1. No more than 3 mobile units shall be allowed on the property. Only classroom use shall be permitted; residential uses in the mobile units shall not be permitted as part of this conditional use permit.

2. The mobile units shall use faux stone or brick veneer accents on the lower 20% of facades.
3. The temporary mobile units are approved for a period of 5 years from the date of approval at which point they will be removed.
4. The mobile units shall be removed upon the occupancy of a new church building.
5. Before any work may begin on the site the applicant must submit a site plan that shows the location, any landscaping, and architectural features of the mobile units for staff review and approval.
6. This CUP is only effective if the zoning change to MDR is approved by Planning Commission and City Council

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner Pettinger asked what size the modular units will be.

Pastor Harris replied he is looking at double wide for the classrooms and a single for the office.

Commissioner Sieber what are the plans for water, sewer and electricity to the units.

Pastor Harris explained he will be working with the City on the taps and locations of lines, and will look into getting a tap with the incentive program the City is offering at this time. For electric services, they can hang a line anywhere.

Motion Made:

Commissioner Mead moved to **APPROVE** Conditional Use Permit 2014-2 2090 Whiteriver Avenue with changes to the recommendations to read as: Recommendation 1) No more than 3 mobile units shall be allowed on the property. Only classroom and office use shall be permitted; residential uses in the mobile units shall not be permitted as part of this conditional use permit. 2) The mobile units shall use faux stone or brick veneer accents on the lower 20% of any facades visible from the street. 3) The temporary mobile units are approved for a period of 5 years from the date of approval at which point they will be removed. 4) The mobile units shall be removed upon the occupancy of a new church building. 5) Before any work may begin on the site the applicant must submit a site plan that shows the location, any landscaping, and architectural features of the mobile units for staff review and approval. *Commissioner Fuller* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Rogers, Elliott, Pettinger, Mead, Fuller and Sieber

MEMBER COMMENT AND ADJOURNMENT

Chair Rogers adjourned the meeting at 7:40 p.m.

Helen Rogers, Chairman

Date

SIGNED COPY ON FILE

Charlotte Squires, Planning Technician

Date