

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT – Accept public comment on off agenda items

CREATIVE SPACE SITE PLAN REVIEW – Withdrawn Day of Meeting

SUNRISE SQUARE SITE PLAN REVIEW - Recommendation

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair J. Mack Pearl called the meeting to order at 6:02 PM. Commissioners in attendance were Maradel Gale, Jon Quitslund, William Chester and Michael Killion. Michael Lewars and Lisa Macchio were absent and excused. City Staff present were Planning Manager Joshua Machen, Planner Olivia Sontag and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. It was noted that Creative Space had withdrawn their project review on Monday, June 12, 2017 and had tentatively been rescheduled for July 13, 2017. There were not any conflicts noted.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

CREATIVE SPACE SITE PLAN REVIEW

Withdrawn day of meeting.

SUNRISE SQUARE SITE PLAN REVIEW - Recommendation

Planner Olivia Sontag introduced the project providing a brief overview and introduced City Development Engineer Janelle Hitch who was available to the Commissioners to answer any traffic study questions. Ms. Sontag also cited the development as responsive to the City's newly adopted Comprehensive Plan as it pertained to Neighborhood Centers. Architect Brandon Hogg from Studio Hamlet provided further information with some conversation surrounding the removal of five trees from the right of way on Sunrise Drive to develop the street front (as required by City Code). Chair Pearl asked why the significant trees had not been valued as also required by City Code. The Commissioners agreed that the trees they were required to save should be valued so there would be incentive to save the trees. Commissioner Quitslund asked about the residential component of the development. Commissioner Killion asked about drainage.

Adam Wheeler, amec foster wheeler - Spoke about drainage and the lack of infiltration at the rate the stormwater manual mandates. He also asked the Planning Commission to incentivize using pervious paving since City Code did not require that as opposed to asphalt.

Catherine Micaud, Landscape Architect – Spoke about the meadow/drain field as a picnic outdoor space and raised planters as buffers to parking. Commissioner Quitslund asked about the solar panels. Mr. Hogg stated that one of the goals of the development was to produce renewable energy.

Commissioner Killion suggested a condition of approval that they insist on permeable pavers in the parking stalls for all the cars. **Mr. Russ Hamlet** asked if gravel would be considered okay because of the cost considerations of permeable pavers. The Commissioners agreed to that and stated they understood the ADA parking space would necessarily be paved. Chair Pearl added conditions to fence off the no cut/no build zone and to put valuation on those trees required to be saved.

Motion: I move approval of the Sunrise Square Site plan review PLN50184 SPR as conditioned by our discussion.

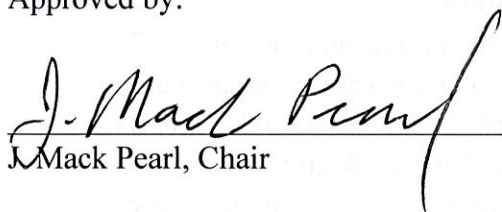
Quitslund/Killion – Passed Unanimously

NEW/OLD BUSINESS

ADJOURN

The meeting was adjourned at 7:19 PM.

Approved by:


Mack Pearl, Chair


Jane Rasely, Administrative Specialist



June 12, 2017

PLEASE PRINT

[illegible]