

PUBLIC PARTICIPATION MEETING – Hyla Middle School ([PLN51288 PRE](#))
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – November 10, 2016, November 29, 2018 and December 13, 2018
PUBLIC COMMENT – Accept public comment on off agenda items
ORDINANCE 2019-03 - SUBDIVISION STANDARDS UPDATE – Public Hearing and
Recommendation
NEW/OLD BUSINESS
ADJOURN

PUBLIC PARTICIPATION MEETING – Hyla Middle School ([PLN51288 PRE](#))

Chair William Chester opened the public participation meeting at 6:01 PM. Senior Planner Kelly Tayara facilitated the meeting and Brandon Hogg from Studio Hamlet Architects presented the project.

The public participation meeting was over at 6:25 PM and a recess until 7:00 PM occurred.

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

Chair William Chester called the meeting to order at 7:00 PM. Planning Commissioners in attendance were J. Mack Pearl, Jon Quitslund, Kimberly McCormick Osmond, Don Doman and Joe Paar. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts noted.

REVIEW AND APPROVE MINUTES – February 13, 2019

Motion: I move the approval of minutes from our meeting of February 13th as distributed.

Quitslund/Paar: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

Michael Zigich, Citizen – Asked for an update on the approved amendments to the SMP.

Rosalyn Renouard, Citizen – Spoke about the increased traffic congestion on Madison Avenue.

ORDINANCE 2019-03 - SUBDIVISION STANDARDS UPDATE – Public Hearing and Recommendation

The public hearing was opened at 7:16 PM.

Brian Wilkinson, Citizen – Asked for an exemption for the R-0.4 Zone and spoke against the currently proposed ordinance.

Larry Lewis Knight, Citizen – Said he was there because he read a newspaper article and wanted to find out what the Planning Commission was considering especially as regarded “clustering” as that was not what he was used to considering rural in character.

Charlie Wenzlau, Consultant – Said he had spoken incorrectly at the last meeting and said the Planning Commission could correct his statement about the subdivision size to which these regulations would apply.

The public hearing was closed at 7:34 PM.

8:33 PM Motion: I move to adopt the comments and recommendations from Planning Commission Subdivision Standards Subcommittee Exhibit A with the following changes: Section 17.12.030 Four-Step Design Process, second paragraph, first sentence we’ll remove the words except the redivision of land into two lots. Section 17.12.050 Natural Area and Community Space, Subsection B, Community Space Required, after all residential subdivisions, add the words except short subdivisions. Table 17.12.070-1, Subdivision Dimensional Standards, under Garage Dimensional Standards, change “shared garage to public right of way,” to “shared garage internal access.” [Ms. Carr asked to have the error in Garage Dimensional Standards – Shared garage maximum size corrected from “60 feet long or 144 square feet total” to 60 feet long or 1440 square feet total” to which Commissioner McCormick Osmond replied, “Yes, please.”] And I further move to adopt the comments and recommendations from Planning Commission Subdivision Standards Subcommittee Exhibit B. And I further move to adopt comments and recommendations from Planning Commission Subdivision Standards Subcommittee Exhibit C.

McCormick Osmond/Pearl: Passed Unanimously

Motion: I move that we forward to the Council with our recommendation Ordinance number 2019-03 with its exhibits as amended in the previous motion. Quitslund/Paar: Passed Unanimously

NEW/OLD BUSINESS

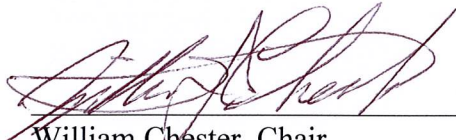
Planning Director Gary Christensen reviewed the *Public Hearing Opening Statement, Protocols and Procedures* as it would be used by the Planning Commission.

Projects for the next meeting were reviewed.

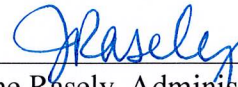
ADJOURN

The meeting was adjourned at 8:56 PM.

Approved by:



William Chester, Chair



Jane Rasely, Administrative Specialist



**Planning Commission Special Meeting, Public
Participation Meeting and Public Hearing
Wednesday, February 28, 2019
6:00 pm – 9:00 pm**

PLEASE PRINT

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