

PLANNING COMMISSION MINUTES

DATE: September 22, 2014

TIME: 4:30 p.m.

PRESENT: Chairperson Porter, Commissioners Boettcher, Buelow, Fritz, Ballard, L. Olson, M. Olson, and Hahn

ABSENT: Commissioner Davis

STAFF PRESENT: Assistant City Planner, Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Acting Chairperson Hahn.

Approval of Minutes – September 8, 2014

The minutes for September 8, 2014 were approved without changes upon motion by Commissioner Buelow and second by Commissioner Boettcher.

Discussion – Draft CUP Ordinance Amendments

Mr. Espinosa stated that the CUP ordinance amendments were being brought back to the Planning Commission for discussion before being forwarded to a public hearing. Mr. Espinosa stated that he'd like to discuss the proposed CUP requirement related to substantially diminished property values.

Commissioner Hahn stated it would be difficult to determine the future diminished value of neighboring properties when a project is going through the approvals process.

Commissioner Boettcher asked if the word "substantially" could be replaced with "necessarily." Mr. Espinosa responded that the City Attorney suggested "substantially" because there was some legal precedent supporting it.

Commissioner Buelow asked if there was a definition of neighborhood. Mr. Espinosa said there wasn't.

Commissioner Hahn asked if staff had a recommendation. Mr. Espinosa stated that he would be most comfortable eliminating the reference to substantially diminished property values altogether.

Commissioner Fritz asked if the Commission could still bring up potential issues with the use and enjoyment of neighboring properties. Mr. Espinosa replied affirmatively – that portion of the condition would remain in the ordinance.

Chairperson Porter asked if the language could be softened instead of removed. Mr. Espinosa stated that was an option.

After continued discussion, it was suggested that the phrase "and may not adversely affect neighboring property values" be used instead of "will not substantially diminish the

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value of such property.” In this manner, the commission could still consider property values in a CUP application.

Commissioner Hahn motioned to forward the CUP ordinance amendments to a public hearing with abovementioned change. The motion was seconded by Commissioner Fritz and passed unanimously upon vote.

Approval of 2015 – 2019 Capital Improvement Program

Mr. Espinosa explained that per state statute, the Commission is required to approve the CIP to ensure that it's in-line with the Comprehensive Plan.

Chairperson Porter asked if there was a motion on the item prior to discussion.

Commissioner Olson made a motion to approve the CIP as written. The motion was seconded by Commissioner Boettcher.

Chairperson Porter stated that this year's review meeting was a little hurried and suggested that next year's meeting not be scheduled before a City Council meeting. Mr. Porter also suggested providing more detail on how proposed projects align with the Comprehensive Plan.

Commissioner Olson stated that more detail on local street improvements would be a good addition to the plan.

Commissioner Fritz stated that perhaps next year's CIP could include a line item for beautification efforts related to sidewalks, medians, and trees.

Following further discussion, the motion to approve the CIP as written was passed **unanimously**.

Next, Commissioner Fritz made a motion to recommend that next year's CIP process include:

1. More time for questions and discussion at the CIP review meeting with the Planning Commission and City Council.
2. More detail on proposed improvements including whether a proposed project is based on the Comprehensive Plan or if it's required maintenance.

The motion was seconded by Commissioner Olson and passed unanimously upon vote.

There being no further business to come before the Commission, the meeting was adjourned at 5:25 p.m.



Carlos Espinosa
Assistant City Planner