



Planning Commission Regular Session Minutes
November 13, 2023, 6:00 PM
Via Zoom and at 945 West Grant Street

1. CALL MEETING TO ORDER & ROLL CALL

Planning Commissioner Chair Anthony Stuart called the meeting to order at 6:02 PM.

Members Present: Anthony Stuart
Jennifer Nordstrom
Robin Geck
Susan Turrell
Noelle Amaya (Virtual attendance)
Annette Fernandez-Madrid
Jim Bandy (Virtual attendance)

Members Absent: None

Staff Present: Scott Whyte, City Planner
Tyler Yeoman-Millette, City Attorney
Aimee Amerson, City Recorder
Shannon Beaucaire, City Manager
Gordon Munro, City Engineer
Julie Brandão, Customer Experience Specialist

Others: Lonnie Geck
Steve Sampson
Max
Sean Vermilya
Nathan Ahrend
Darrel Smith
Jacki Herb of AKS Engineering
Mark Hoyt, Holt
Maria Frugia
Kerry

A. Changes to the Agenda

City Planner Scott Whyte presented a request for continuance to be added ahead of the hearing for the partition. Commissioners agreed to move items 5A and 5B to be discussed before item 4A.

2. MINUTES APPROVAL- October 09, 2023

6:04 PM

MOTION: Fernandez-Madrid/Turrell: to approve the Planning Commission minutes from October 09, 2023, as submitted. Motion carried (7 Yes/0 No/0 Absent /0 Abstain).

3. CITIZEN COMMENTS

6:07 PM

None given.

4. ACTION / DISCUSSION ITEMS

A. JR Meadows 3 Phasing Addition – continued from October 9, 2023

6:55 PM

This item was discussed following item 5A. City Planner Scott Whyte presented to Commissioners that the applicant agreed to the conditions of approval, and presented staff findings that the phasing proposal conforms substantially to the plan approved by the city. Commissioners asked questions about additional conditions, City Engineer Gordon Munro discussed development requirements and addressed Commissioners' concerns and questions about enforcement.

MOTION: Nordstrom /Geck: to approve the proposed phasing of development for JR3 as submitted. Motion carried (6 Yes/0 No/1 Absent [Fernandez-Madrid] /0 Abstain).

B.2024 Planning Commission Dates

6:54 PM

Commission Chair Anthony Stuart presented adjusted dates for meetings, commissioners had no objections.

MOTION: Fernandez-Madrid /Nordstrom: to approve the proposed dates as submitted. Motion carried (7 Yes/0 No/0 Absent /0 Abstain).

5. Public Hearings

A. Partition file # PAR 2023-01; Collier- 629 West Monroe Street

6:12 PM

This item was moved forward in the meeting at the Commissioners' request and discussed following item 5B. Chair Stuart read the hearing and disclosure statement to those in attendance. Stuart called for any conflicts of interest from the Commission, as well as any audience objections to jurisdiction. None given.

Stuart then introduced the partition location. He then asked City Planner Scott Whyte to go over the staff findings for the partition application.

Stuart asked if the applicant had any comments.

- Applicant Steve Sampson asked questions about service provision approval condition #1 for water/sewer lines. Commissioners, Munro and Whyte discussed this condition with the applicant.

Stuart opened for public comments at 6:43 PM.

- Joe Amerson of 729 South 2nd Street commented that the lot could be reduced to a flag lot to limit the street improvement requirements.

6:46PM Stuart closed the public hearing portion.

City Attorney Tyler Yeoman-Millette discussed code conditions of development. Commissioners asked about alternatives for the applicant, and a performance bond was proposed as an option. Whyte and Yeoman-Millette suggested the addition of language to allow financial agreement/performance guarantee as an optional condition of approval to the applicant.

MOTION: Fernandez-Madrid /Turrell: to approve PAR 2023-01 Collier Partition with stated updates to condition language. Motion carried (7 Yes/0 No/0 Absent/0 Abstain).

B. Subdivision file #SUB 2023-02; 751 South 2nd St

6:08 PM

This item was moved to be discussed following item 3. A request for continuance was received for this item on December 11th 2023.

MOTION: Fernandez-Madrid /Nordstrom: to authorize continuance until December 11th, 2023. Motion carried (7 Yes/0 No/0 Absent/0 Abstain).

6. Commissioner Comments

7:15 PM

Commissioners asked when detention questions and storm drain plans can be addressed for the JR3 Phase. The City Attorney clarified that the City Engineer has to review and approve the design before any construction and discuss requirements for construction.

7. ADJOURNMENT

7:20 PM

The meeting adjourned at 7:20 PM.

ATTEST:


Julie Brandão, Customer Experience Specialist


Anthony Stuart, Planning Commissioner Chair