



Planning Commission Meeting

January 9, 2025

CALL MEETING TO ORDER

Meeting called to order at 7:00 p.m.

ROLL CALL

Commissioners Present:

Jason Dale
Linda Newton-Curtis (Chair)
Layne Quinn (Vice Chair)
Mathew Mansfield
Randy Rickert
Jose Villalpando
Kriss Wright

Commissioners Absent:

Elise Steffen (Student)

City Council Representative:

Jeri Torgesen

Staff Present:

Planning Manager: Clay Downing
Assistant Planner: Leanne Wagener
Associate Planner: Jeremiah Cromie
Community Development Director: Scot Siegel
Administrative Assistant: Fé Bates

INTRODUCTION OF NEW COMMISSIONERS

ELECTION OF NEW CHAIR AND VICE CHAIR

Chair Dale asked Vice Chair Linda Newton-Curtis if she would like to step up to Chair as since the standing custom has been for the Vice Chair to become the Chair, Commissioner Newton-Curtis accepted.

Commissioner Wright Nominated Linda Newton-Curtis as Chair of the Planning Commission, seconded by Commissioner Rickert.

Voice Vote: Unanimous YES

Commissioner Wright asked if Layne Quinn would except the position of Vice Chair, and Commissioner Quinn accepted.

Commissioner Wright Nominated Layne Quinn as Vice Chair of the Planning Commission, seconded by Commissioner Dale.
Voice Vote: Unanimous YES

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve December 12 Minutes

Action: Approve the minutes from December 12, 2024
Motion: Commissioner Griffiths
Second: Commissioner Rickert
Voice Vote: Unanimous Yes

QUASI-JUDICIAL PUBLIC HEARINGS

CUP24-0007: Conditional Use Permit to use a single-family dwelling as a vacation rental at 315 W Lindgren Dr.

Assistant Planner Wagener presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant *Rick & Susan DeMatei* testified to the Commissioners in regard to their application and answered questions from Planning Commissioners.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0007 a conditional use permit to use a single-family dwelling as a vacation rental home at 315 W Lindgren Dr.

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion the Planning Commission chose to:

Action: Approve CUP24-0007 as a vacation rental home at 315 W Lindgren Dr.
Motion: Commissioner Wright
Second: Commissioner Quinn
Roll Call Vote: 7 YES ; NO ; 1 Absent ; Abstained

CUP24-0008: Conditional Use Permit to use a single-family dwelling as a vacation rental at 510 N School St.

Assistant Planner Wagener presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

There was no public testimony.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0008 a conditional use permit to use a single-family dwelling as a vacation rental home at 510 N School St.

Chair Opened the floor for Planning Commissioners' deliberation:

Commissioner Write asked questions that needed to be answered by the applicant who was not present. Commission asked Staff if they could continue the hearing to the next meeting so the applicant could respond to the concerns. After discussion the Planning Commission chose to:

Action: Approve CUP24-0008 as a vacation rental home at 510 N School St.

Motion: Commissioner Wright

Second: Commissioner Dale

Roll Call Vote: 6 YES ; 1 NO; 1 Absent ; Abstained

CUP24-0004/DR224-0006/MISC124-0018: Conditional Use, Design Review & Stream Corridor Overlay Permit to Develop the West Branch Apartment Development on the corner of Hayes and Springbrook.

Associate Planner Cromie presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant *DMKS LLC representative AKS* testified to the Commissioners in regard to the application and answered questions from Planning Commissioners.

OPPONENT: Commissioners heard testimony against the project regarding the effects it will have on the neighboring Grange Hall and the effect the additional light will have on the Drive-In; from:

Staras Gibson, Stephen Brunner, Zach Pelz, Sonia French, Brandon Slyter

Commissioners asked the applicant back up to ask some clarifying questions that were brought up from the testimony.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0004/DR224-0006/MISC124-0018: Conditional Use, Design Review & Stream Corridor Overlay Permit to Develop the West Branch Apartment Development on the corner of Hayes and Springbrook.

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion and questions with staff the Planning Commission chose to:

Action: Approve CUP24-0004/DR224-0006/MISC124-0018 for a 96-unit Multifamily development

Motion: Commissioner Quinn

Second: Commissioner Dale
Roll Call Vote: 4 YES ; 3 NO; 1 Absent ; __ Abstained

LEGISLATIVE PUBLIC HEARINGS

CA24-0002: Code Maintenance Package

Community Development Director Siegel presented the staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony: NONE

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff Recommends approving RES2025-398 which recommends City Council adopt the Code Amendments which clarify regulations and brings the code into compliance with State Land Use Requirements.

Chair Opened the floor for Planning Commissioners deliberation:

Commissioners agreed that the proposed changes to the code is beneficial for the City.

Action: Recommend adopting RES2025-398 as written by Staff.

Motion: Commissioner Wright

Second: Commissioner Mansfield

Roll Call Vote: 7 YES ; __ NO; 1 Absent ; __ Abstained

ITEMS FROM STAFF

Planning Manager Clay Downing informed the Commission of the anticipated schedule for the next Planning Commission meeting.

Associate Planner Cromie informed the Commission that the Craft Industrial District was approved by the City Council and if no appeals are submitted it will go in effect February 7th.

ITEMS FROM COMMISSIONERS

ADJOURNMENT

Meeting adjourned at 10:26 p.m.

Attest:

Linda Newton-Curtis

Planning Commission Chair

Fé Bates

Fé Bates, Planning Commission Secretary