



Planning Commission Meeting

June 1, 2021

CALL TO ORDER: Randy Cranston called the Sublimity Planning Commission meeting to order at 6:01 PM. Other members present: Joe Wolf, Ron Etzel, Dolores Morris and Shelby Walker. Staff present: Katie Scott, City Recorder; Alan Frost, Public Works Director; and Jim Jacks, COG Planner. There was 1 persons in the audience.

ADDITIONS/MODIFICATION TO THE AGENDA: None

COMMENTS FROM THE PUBLIC: None

PUBLIC HEARING: Partition 2021-01 – A request to partition an approximately 23,000 square foot lot into two parcels of 11,500 square feet each in the Low Density Residential (R-1) District.

Randy opened the public hearing at 6:04 pm and read the required items into the record.

Jim Jacks, City Planner, read the required items into the record.

Randy asked for any ex parte contact, conflict of interest, or bias. Dolores noted that she knows the Lulay's personally but believes she can act unbiased. There were no objections noted. Jim Jacks presented the prepared staff report.

Applicant: No testimony.

Those against: None

Those for: None

Those neutral: None

Randy closed the public portion of the hearing at 6:14 pm.

Ron asked Alan if they will need to do any cuts on the street pavement? Yes, there is a current seam from a previous cut, which is where they can cut at to not cause new damage to the road.

MOTION: Ron Etzel moved to adopt the findings contained in the staff report and approve the request for a partition subject to the conditions of approval listed above in section three. Seconded by Shelby Walker. Ayes: Shelby, Ron, Dolores, Joe, Randy. Motion carries 5-0.

PUBLIC HEARING: Conditional Use 20-02/Site Development Review 20-02 – A request to delete condition of approval 10 from the April 1, 2020 Planning Commission approval of Conditional Use permit and Site Development Review which required a property line adjustment.

Randy opened the public hearing at 6:18 PM and read the required items into the record.

Jim Jacks, City Planner, read the required items into the record.

Randy asked for and ex parte contact, conflict of interest, or bias. Joe noted that he has worked for the Koehnke family on other projects and has no bias. Randy asked for objections to the notice of hearing or any commissioners hearing the applications. None were noted.

Jim Jacks presented the prepared staff report addendum.

Joe questioned page 3 of the staff report, does the backage road continue to the end of tax lot 500? Alan noted that the deed has been submitted to the City for approval, and yes it has been dedicated in its entirety.

Randy questioned if there is adequate parking.

Applicant: Tim Brunner, Axis Design Group, noted that the backage road really changed the scenario of the initial application regarding the lot consolidation. The lot line adjustment will provide for parking for both buildings.

Randy asked for comments from the public, none were given.

Randy closed the public portion of the hearing at 6:40 pm.

MOTION: Ron Etzel moved to adopt the findings contained in the initial June 1, 2021 staff report, as modified by the addendum staff report and approve the request to change COA #10 to continue to require a PLA, but instead of requiring a PLA for the purpose of eliminating the common property line to consolidate the two deeded properties as identified as Tax Lots 600 and 900, require a PLA for the purpose of moving the common property line southerly to place all the parking on the northern parcel (Tax Lot 600). Seconded by Shelby Walker. Ayes: Joe, Dolores, Shelby, Ron, Randy. Motion carries 5-0.

Randy closed the hearing at 6:42 pm.

MEETING MINUTES – April 26, 2021

MOTION: Joe Wolf moved to approve the minutes. Seconded by Shelby Walker. Ayes: Dolores, Joe, Ron, Shelby, Randy. Motion carries 5-0.

New Business: Jim Jacks noted that the Development code states that lot line adjustments are allowed if the same number of lots exist before the adjustment. This would not allow for lot consolidations. State law allows for same number of lots or less to exist after a lot line adjustment. Planning Commission would like to see the code say “same or less”.

Continuing Business: None

ADJOURNMENT: Shelby moved to adjourn the meeting. Seconded by Ron. Ayes: Ron, Shelby, Randy, Joe, Dolores. Meeting adjourned at 7:04 PM.