



Planning Commission Meeting

January 28, 2019

CALL TO ORDER: Randy Cranston called the Sublimity Planning Commission meeting to order at 7:00 PM. Other members present: Joe Wolf, Dolores Morris and Shelby Walker. Absent: Ron Etzel. Staff present: Katie Scott, City Recorder; Alan Frost, Public Works Director; and Lisa Brosnan, City Planner. The Pledge of allegiance was said. There was 8 persons in the audience.

Appoint Planning Commission Chair & Vice Chair:

MOTION: Dolores Morris moved to nominate Randy Cranston as Chair, seconded by Joe Wolf. 4 ayes, motion carries.

MOTION: Dolores Morris moved to nominate Ron Etzel as Vice Chair. Seconded by Joe Wolf. 4 ayes, motion carries.

Randy noted that the Vice Chair is responsible for covering for the Chair when he is gone.

PUBLIC HEARING: PAR 2018-01 - To partition an approximately 9.90-acre property into two parcels: Parcel 1 is proposed to be approximately .585 acres; Parcel 2 is proposed to be approximately 9.316 acres. The site is located in a Single Family Residential (R-1) zone and Public (p) zone.

Randy Cranston opened the Public Hearing at 7:04 PM.

Randy Cranston read the required items into the record. Lisa Brosnan read the required items into the record.

Randy Cranston asked if there were any objections to the notice and hearing from the audience, none was stated. Randy asked the Commission for any ex parte conflict of interest or bias, none was stated.

Lisa Brosnan presented the staff report.

There was a discussion of a non-remonstrance agreement. As there are no improvements planned for the near future on this property, a non-remonstrance does not seem plausible.

Randy opened the hearing for comments from the public at 7:32 PM.

Those in favor: None

Those in opposition: None

General testimony: Dave Schumacher, 780 SE Broadway St, asked for the timeline to the finish of this project. Lisa informed him that the City is ensuring that all information has been submitted and approved. Once this has been ensured, the appeal period will begin, and then the process is finished. He also questioned if the address will remain the same or if it will change to a Berry Street address now that it is within the City Limits.

Randy closed the public portion of the hearing at 7:36 PM.

Discussion amongst staff and the Planning Commission followed. Randy asked Alan if the money is available to make payment once this is decided. Yes, the money has been made available for payment. Discussion of the non-remonstrance agreement followed. What would fund the improvements. System Development Charges would be used to pay for the improvements.

Discussion amongst the Planning Commission and staff followed.

MOTION: Joe Wolf made a motion to approve Partition File Number 2018-01 (PAR 18-01) with the conditions as noted; with the following edits: a non-remonstrance shall be recorded against the property held by the City that accommodates Parcels 1 and 2. The City shall have 24 months to facilitate these improvements. Seconded by Dolores Morris. 4 ayes, motion carries.

Randy Closed the Public Hearing at 8:03 PM.

Randy called for a recess at 8:05PM.

Randy called the meeting back to order at 8:11 PM.

Denise Busch, City resident, questioned why we would want to place a timeline on the non-remonstrance when there is no plan for development of the property. Randy informed her that a street is being brought into the City and it should be developed to City standards.

Development Code Updates: No updates were discussed at this meeting due to time restraints.

Randy questioned Lisa regarding units per acre in medium density zoning. Discussion followed.

Dolores Morris requested that the March meeting be moved forward a week as the regularly scheduled meeting is during Spring Break. Planning Commission is in agreement to cancel the Monday, March 25th meeting and reschedule it to Monday, March 18th.

Planning Commission Meeting Minutes: December 17, 2018:

MOTION: Joe Wolf moved to approve the minutes as drafted. Seconded by Dolores Morris. 3 ayes, motion carries.

ADJOURNMENT: Joe Wolf moved to adjourn the meeting. Seconded by Dolores Morris. Meeting adjourned at 8:27 PM.