



MINUTES
Planning Commission Meeting
Monday, April 25, 2022 Hybrid - 39250
Pioneer Blvd. and Zoom 6:30 PM

COMMISSIONERS PRESENT: Hollis MacLean-Wenzel, Commissioner, Jerry Crosby, Commissioner, Chris Mayton, Commissioner, Steven Hook, Commissioner, Breezy Poulin, Commissioner, and Darren Wegener, Commissioner

COMMISSIONERS EXCUSED: Jan Lee, Commissioner

STAFF PRESENT: Kelly O'Neill Jr., Development Services Director, Emily Meharg, Senior Planner, Shelley Denison, Associate Planner, Rochelle Anderholm-Parsch, Parks and Recreation Director, and Chris Crean, City Attorney

COUNCIL LIAISON PRESENT: Rich Sheldon, Councilor

1. MEETING FORMAT NOTICE

Instructions for the meeting.

2. ROLL CALL

Chairman Crosby called the meeting to order at 6:34 p.m.

3. APPROVAL OF MINUTES

3.1. Draft Minutes for March 28, 2022

Chair Crosby asked for any edits. With no requested edits, Crosby declared the minutes approved.

4. REQUESTS FROM THE FLOOR - CITIZEN COMMUNICATION ON NON-AGENDA ITEMS

None

5. DIRECTOR'S REPORT

Development Services Director O'Neill explained the potential agenda items at the scheduled upcoming meetings. Associate Planner Denison gave an update on the Comprehensive Plan and asked for more participants to be interviewed for the Comprehensive Plan video. Director O'Neill stated that the second item on the May 23 Planning Commission meeting will be a community conversation with the Planning Commission to get feedback and information from the Commission for the Comprehensive Plan process.

6. PLANNING COMMISSION DISCUSSION

Commissioner Mayton asked if there would be other opportunities for the Commissioners to provide feedback related to the Comprehensive Plan. Associate Planner Denison stated there will be additional community conversations and there's a survey on SandySpeaks.

7. OLD BUSINESS

7.1. Chapters 17.32 and 17.86 Code Amendments (21-032 DCA):

Chair Crosby opened the public hearing on File No. 21-032 DCA at 6:44 p.m. Crosby called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Development Services Director O'Neill summarized the staff report and provided an overview of the proposal. He stated that staff worked closely with Councilor Walker, Parks and Trails Advisory Board Chair Robertson, Environmental Science Associates, and the City Attorney on the proposed code edits. Edits were primarily related to clear and objective language, updated or removed figures, incorporation of specific references to plans, and the parkland dedication factor. Parks and Recreation Director Anderholm-Parsch introduced herself. City Attorney Parsons explained that some of the linguistic changes reduce the City's discretion in response to the clear and objective statutes. Director O'Neill and City Attorney Parsons explained that there could be future edits as the code is applied.

Public Testimony:

None

Staff Recap:

None

Motion: Motion to close the public hearing at 6:58 p.m.

Moved By: Commissioner Mayton

Seconded By: Commissioner Maclean-Wenzel

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Mayton asked where the area of parks and trails by population referenced in Chapter 17.86 is in the Master Plan. Director O'Neill stated the 6.8 came from the consultant with a further refinement of 5.25 and 1.55. Associate Planner

Denison said it's on page 29 of the Master Plan – footnote 7 in Table 10. City Attorney Parsons stated that some of the successful LUBA challenges have been when plans aren't sufficiently incorporated into the code and the need to specifically reference a table, map, or section. Commissioner Mayton identified a numbering error in Chapter 17.32. Commissioner Wegener asked about Section 17.86.10 and whether multi-family development in conjunction with commercial or industrial developments would be applicable. Commissioner Wegener also asked how parkland dedication works if the developer is only developing a portion of the parcel and retaining a piece of land for future development in terms of parkland dedication size and location, with the concern being that the development may ultimately result in two smaller parks rather than a larger park as intended. Director O'Neill referenced Section 17.86.10(C) as an attempt to solve the potential issue of getting two smaller parks instead of one larger park. City Attorney Parsons stated the code is designed to incentivize the developer to work with the City on parkland location. Commissioner Maclean-Wenzel asked about planning maintenance needs in relation to staffing and whether the Commission could recommend more staffing. City Attorney Parsons recommended keeping that request separate from the code edits but stated the Commission could make that request to the City Council. Director O'Neill summarized the two edits proposed by the Commission: renumbering in Chapter 17.32 and clarifying multi-family developments in commercial or industrial in Section 17.86.10.

Motion: Motion to forward a recommendation of approval to the City Council for File No. 21-032 DCA to adopt the proposed code modifications to Chapters 17.32 and 17.86 with the two corrections as noted.

Moved By: Commissioner Mayton

Seconded By: Commissioner Wegener

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 7:23 p.m.

8. NEW BUSINESS

8.1. Parks and Trails Master Plan Amendments (22-011 CPA):

Chair Crosby opened the public hearing on File No. 22-011 CPA at 7:23 p.m. Crosby called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Associate Planner Denison summarized the staff report and provided an overview of the Parks and Trails Master Plan amendments adoption request.

Public Testimony:

None

Staff Recap:

None

Motion: Motion to close the public hearing at 7:30 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Mayton asked what Appendix A1 means. Director Anderholm-Parsch explained that Table A2 lists all the existing parks capital improvement projects (CIP). Table A3 is proposed parks CIP. Table A1 is the entire CIP including trail improvements. She explained that Tier 1 are projects that will likely be accomplished in the next 1-5 years, Tier 2 are projects that will likely be accomplished in the next 6-10 years, and Tier 3 are projects that will likely be accomplished in 11 years or more.

Motion: Motion to forward a recommendation of approval to the City Council to adopt the Parks and Trails Master Plan.

Moved By: Commissioner Mayton

Seconded By: Commissioner Maclean-Wenzel

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 7:37 p.m.

9. ADJOURNMENT

Chair Crosby stated that the Chair can declare the meeting is adjourned rather than needing a motion to adjourn. Chair Crosby adjourned the meeting at 7:37 p.m.



Chair, Jerry Crosby

A handwritten signature in blue ink, appearing to read "Kelly O'Neill Jr.", is centered on the page. The signature is fluid and cursive.

Planning Director, Kelly O'Neill Jr