

Planning Commission Meeting
July 11, 2024

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present:

Jason Dale (Chair)
Layne Quinn (Vice Chair)
Kriss Wright
Abby Seits (Student)
Michael Griffiths
Linda Newton-Curtis
Randy Rickert
Jose Villalpando

City Council Representative:

Glenn Cloyd

Staff Present:

Planning Manager: Clay Downing
Assistant Planner: James Dingwall
Associate Planner: Jeremiah Cromie
Administrative Assistant: Fé Bates
Police Officer: Eric Ronning

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve [May 1, 2024 Minutes](#) & [May 9, 2024 Minutes](#)

Action: Approve the minutes from 5/1/24 & 5/9/24
Motion: Commissioner Wright
Second: Commissioner Newton-Curtis
Vote: Unanimous Yes

QUASI-JUDICIAL PUBLIC HEARINGS

CUP23-0019: Conditional use permit to use a single-family dwelling as a vacation rental home at 215 N School Street.

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

Chair opened the floor Public Testimony:

PROPONENT: Applicant Teresa Drevdahl testified to the Commissioners in regard to her application and answered questions from Planning Commissioners.

OPPONENT: Robert Soppe asked that the application be denied due to the provisions in NMC 15.225.060A not being met. He discussed how the proposed use does not meet the minimal impact on the livability for abutting properties and the surrounding neighborhood due to the current number of Vacation Rental homes in that neighborhood and how this has negatively impacted the parking availability in the neighborhood.

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

Staff recommended approval of CUP23-0019 a conditional use permit to use a single-family dwelling as a vacation rental home at 215 N School Street.

Chair Opened the floor for Planning Commissioners deliberation:

The Planning Commission considered the testimonies and staff report from Staff and found that the proposed full-time operation of an additional vacation rental in that vicinity would create a negative impact on the livability of the surrounding neighbors due to the density of Vacation Rentals in that area. They determined that the use as a part-time vacation rental would have minimal impact on livability of abutting properties and the surrounding neighborhood and conditioned that the applicant can use the home as a Vacation Rental for two (2) months per year.

Action: Approve CUP23-0019 as a vacation rental home at 215 N School St, subject to the condition from Planning Commission that the home shall only be used as a Vacation Rental Home for up to two (2) months per year.
Motion: Commissioner Wright
Second: Commissioner Quinn
Vote: Unanimous Yes

LEGISLATIVE PUBLIC HEARINGS

DCA23-0002: Daycare Code Amendments (Legislative): Consider code amendments related to allowing daycares as permitted uses in light industrial zones, reducing parking requirements, and defining play structures and where they can be placed.

Associate Planner 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 RES2024-394 which recommends City Council adopt the Daycare Code Amendments.

Chair Opened the floor for Panning Commissioners deliberation:

Commissioners agreed that the proposed code changed is beneficial for the City.

Action: Recommend adopting RES2024-394 as written by Staff.

Motion: Commissioner Griffiths

Second: Commissioner Wright

Vote: Unanimous Yes

DCA24-0001: Sign Code Amendments (Legislative): Consider code amendments related to the sign code by updating definitions of free standing and portable signs as well as updating regulations regarding signs in the Right-of-Way

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

Chair opened the floor Public Testimony:

PROPONENT: Seargent Eric Ronning addressed the Planning Commission with why the police department requested this change be made by the Planning Department and answered the Planning Commissioners' questions.

OPPONENT: Robert Soppe informed the Commissioners that he was part of the work done on the Sign Code amendment done nine years ago and gave some history as to why some of the Sign Code is written the way it is. He expressed that he is happy that the definition between portable and free standing is getting cleared up but feels that the rest of the code is not being reviewed as carefully as it could be. He brought up a few examples of possible discrepancies in the code that could create issues.

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

Staff Recommends approving RES2024-395 which recommends City Council adopt the Sign Code Amendments

Chair Opened the floor for Planning Commissioners deliberation:

Commissioners asked clarification questions from staff.

Action: Approve RES2024-395 for recommendation to City Council for Sign Code Amendments updating definitions of free standing and portable signs as well as updating regulations regarding signs in the Right-of-Way

Motion: Commissioner Wright
Second: Commissioner Quinn
Vote: Unanimous Yes

ITEMS FROM STAFF

City Planning Manager Clay Downing reviewed with the Commission the anticipated schedule of land use projects for the upcoming months.

City Planning Manager Clay Downing informed the Commission that the staff is working on a series of initiatives aimed at improving customer service outcomes which are tentatively scheduled to be presented to the City Council on July 15th. For one of the initiatives, the Planning Division will be reviewing its staff reports to make the materials reviewed by the Planning Commission and the public more informative, effective, and user friendly. He requested recommendations from the Planning Commission and involvement in upcoming public outreach.

He continued to update the Planning Commission of the other items staff have been working on updating and that the Planning Division work plan and Progress reports can be found online.

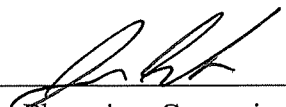
ITEMS FROM COMMISSIONERS

Planning Commissioners introduced themselves to the new members and the City Council Representatives.

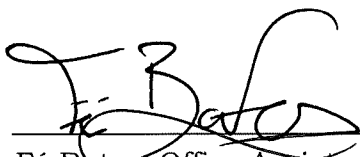
ADJOURNMENT

Meeting adjourned at 9:02 p.m.

Attest:



Jason Dale, Planning Commission Chair



Fê Bates, Office Assistant