

REGULAR PLANNING COMMISSION MEETING  
February 20, 1979

At 7:30 P.M. the regular Planning Commission meeting was called to order by Chairman List with members Norma Borchers, Marsha Taylor, Al Swenson and Paul Clayton present. Also present were Mayor Stewart, Councilman Jack Harper, Jo Aebischer, Mr. and Mrs. Houston, Mr. and Mrs. Stanfield and Norma Oyler. The minutes of the meetings of January 16, 30 and February 6 were read and approved.

PLANNING FEES

Todd Dugdale, City Planner, announced that a Public Hearing will be held on March 6 by the Planning Commission to consider a revision of city applications fees.

CONDITIONAL USE FOR OLD FRIENDS' CHURCH

There will also be a Public Hearing at the meeting of March 6 to consider a Conditional Use application for Old Friends' Church at N. E. 2nd & N. W. Pine St. by Stuart and Ruth Olson for an art glass studio and gallery-in-residence.

ROLE OF PLANNING COMMISSION

This item was put on the agenda for the benefit of new members but since neither of them attended this meeting, Todd will cover this area at a later date. He briefly outlined the duties as: To promote inter-cooperation between cities and counties; to assist City Council in evaluating information from staff and to review land use and the capital improvement program.

Mr. Stanfield stated that the Planning Commission should set the tone for what they want the city to be.

Clyde List questioned the value of having a Planning Commission at all which seems to be just one added process for any application and which does not seem to have any effect on the final decision.

Marsha felt that the Planning Commission should not let the developer and the state go their own way without at least trying to hold the line and she also maintained the important part will be in making any decisions on applications that the findings be laid out. List said if the Planning Commission in a city does not make decisions on the local level then the county will do it for them.

LAND USE PLAN ELEMENT AND RECOMMENDATIONS

Dugdale asked for recommendations from the Planning Commission on Land Use Policies, (residential, commercial and industrial) since some citizens have complained that the plan in its present form is a staff plan and input from members is needed and should be expressed at this time. The location of a central business district also needs to be determined, although the shopping center has pretty well established where it will be.

Swenson wanted to know if there is any provision in any of this zoning for auto repair, auto sales, garages or machine shops. Dugdale said General Commercial could include those but they would ordinarily be a conditional use because these uses do not always fit into certain areas. Marsha felt that in implementing the ordinance these uses should be spelled out.

HOUSTON PROPERTY

Mrs. Houston said they had asked many times for a change of zoning on their property from Medium Low Density to Medium High Density or Commercial since all other property in that area carries a Medium High or Commercial designation. Al Swenson stated this should be taken under advisement and either designate the property to be Medium High Density or Commercial. List felt that north of 99W should be designated Neighborhood Commercial for the use of the residents on that side of the highway.

Todd said the staff will be preparing a combined draft of all studies which may require some revisions in the final version if it is found there are conflicts. Al Swenson moved to continue this discussion at the next Planning Commission meeting and Paul Clayton seconded. The motion passed unanimously.  
The meeting adjourned.

Gertie

Gertie Hannemann, Secretary