

Planning Commission

November 15, 1979

- I. Chairman List called the meeting to order. Commissioners Rick Demings, Clyde Sanders, Norma Borchers, and Joe Galbreath were present. Paul Clayton and Al Swenson were absent.
- II. Mr. Demings moved the sentence "He said he would be asking a number of people to come up with a funding source for Sherwood" be deleted from the minutes of November 13, page 3, Section 4. The motion was seconded and carried.

It was decided that instead of reading the minutes they would be reviewed as the testimony was considered.

III. Review of Testimony -

Land Use

1. N. L. VanDolah's testimony and the staff recommendations were reviewed. Mr. Sanders felt that property lying along the Railroad should be used as commercial and not residential because it is not adaptable for 24 hour a day use even though we only have about two trains a day. Mr. Demings agreed with Mr. Sanders that it should not be residential but felt that the best use of the property would be what it is currently being used for, i.e. parking.

Mr. Galbreath moved to change Mr. VanDolah's lot to General Commercial. Mr. Demings seconded. The motion carried.

The size of the lot remaining after implementation of the transportation plan was discussed.

2. Mr. Dick Grooman's testimony was read and the staff recommendations reviewed. Mr. Sanders questioned why all the zoning designations in the MSD area were not identical. Because of the location of the property on a major roadway and the proximity of the industrial zoning, Mr. Sanders moved the LI designation be retained. Mr. Galbreath seconded. The motion carried.
3. Virginia Myers testimony and staff recommendations were reviewed. Mr. List agreed that by the City's previous actions that had committed this property to a certain use. Mr. Galbreath moved and Mr. List seconded that the Myers and Hansen property densities be changed to LDR. The motion carried.

Mr. Demings wondered if VLD has a place in the plan.

4. a. Mrs. Stewart's testimony was considered. Mr. Dugdale felt he had probably not explained the public use designation adequately.

No action was taken on her request. The Plan map designations remain as shown for public and semi-public uses.

- b. Mrs. Stewart's testimony opposed the VLDR designation of property southwest of the High School. In later testimony Mr. Kennerly, owner of the property, also requested a change from VLDR to LDR.

Mr. List moved to change the entire block of VLDR properties to LDR. Mr. Demings seconded. Mr. Demings suggested the motion be amended to place VLDR in another area. This was not included in the motion. The motion carried.

- c. Commission considered Mrs. Stewart suggestion that high densities might be possible east of Murdock Rd. Mr. Sanders moved the staff recommendation be accepted to change certain tax lots to MDRL from LDR.

5. Norma Oyler's testimony was considered. Mr. List commented that if the commercial center was planned to be on the south side of the highway, he couldn't understand why the highest density of property should be on the north side.

Mr. Demings moved the Oyler property be changed from HDR to CC. Mr. Sanders seconded. The motion carried.

6. Mr. Hathaway's testimony was considered. There was a discussion about rights of access to 99W. Mr. Galbreath said he didn't feel comfortable taking away a zoning designation that had been in existence and use for a number of years.

Mr. Demings moved that the area currently zoned commercial be designated N.C. Mrs. Borchers seconded the motion. The motion carried.

7. No action was taken on Mr. Elton's testimony.

8. Mrs. Houston's testimony was considered. Mr. Demings moved to change the Houston property designation from MDRL to MDRH because of its proximity to C.C. Mr. Galbreath seconded the motion. The motion carried.

9. Mr. & Mrs. Smith's Consultants' testimony was considered. Staff recommendation that the property be zoned OC-PD was discussed. Commission recommended staff take recommendation to Council for the addition of a PD section to the Land Use Plan.

Mr. Demings moved that the Smith property be designated OC-PD. Mr. Galbreath seconded the motion. The motion carried.

10. Staff recommendations (Item 12) to Change the Adkins Commercial Office PUD from OC to OC-PD and to change one half of the present City Hall block from public to CC were reviewed. Mr. Sanders moved and Mr. Demings seconded to accept staff recommendations for changes.
11. Mr. Dugdale called the Commission's attention to a letter received on the Adair property. Commission noted that the written testimony was received too late for them to consider but would be forwarded on to the City Council for their consideration.

Transportation

1. Mrs. Stewart's testimony regarding Meinecke Rd. was considered. It was decided to retain the plan.
2. Mr. Seldon's suggestion about a roadway along the Cedar Creek Greenway was discussed. Commission felt it would be impossible for the City to afford such a road.

Introduction and The Planning Process

There was no testimony to consider on these sections.

Growth Management

Mr. Cristen's written testimony requesting inclusion in the UGB was considered. Mr. Dugdale will respond informing Mr. Cristen of the process required for getting into the U.G.B.

Environmental Resources

No Testimony

Community Services and Facilities

No Testimony. Commission inquired as to the status of filing for additional water rights. Mr. Dugdale informed the Commission that the City Engineer was working on it.

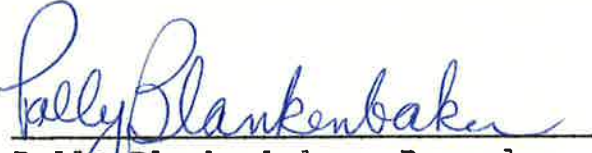
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Commission agreed to have staff prepare a resolution adopting the revised second draft and authorized the Chairman to sign it.

The next Commission meeting was set for December 4.



Polly Blankenbaker
Polly Blankenbaker, Recorder

The meeting is on tape.