

**PLANNING COMMISSION
Special Meeting
MEETING MINUTES
February 10, 2016
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, H. Jugenitz, A. Bedogne, B. Mason, L. MacGregor, C. Zuellig

Absent: P. Hollifield (excused)

Staff: Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

None

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. Text Amendment (Rezoning): Parks District

Chairman Johnson stated that this is an attempt to clarify the last meeting where there was a request for a zoning change to a piece of property that was located in the parks area. The board requested staff to look at text amendments that might allow solar panels in the parks.

Ms. Wessler, City Planner, presented the staff report stating that in the zoning code, it does provide for a method of accessing potential changes to the text of the zoning code – Sec 122-63. She referred to the text amendment consideration on whether the proposed change is consistent with the guiding values of the Master Plan. She recommended “tweaking” her staff

report under "Uses – Infrastructure" reverting Alternative Energy back as an Accessory use and also adding another line "Solar Farm" as a special use, Section 122-788.

Planning staff recommended approval of this request and stated their findings.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously. Since there was no input by audience members, Commissioner Mason moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Chairman Johnson commended staff on the report stating that it was concise and thorough.

Commissioner Bedogne moved that the Planning Commission recommend to City Council approval of the text amendment with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the functionality and character of the future development in the City.
5. The proposed amendment will help preserve the historic nature of the City, and Highland Cemetery in particular.
6. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment corrects an oversight in the original text.
9. The proposed amendment will address a community need in economic conditions and energy infrastructure.
10. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported Commissioner MacGregor. A roll call vote was taken and carried unanimously.

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS

None

IX. COMMITTEE REPORTS

None

IX ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: H. Jugenitz). The meeting adjourned at 7:15 p.m.