

JOINT CITY/COUNTY PLANNING COMMISSION HEARING BRIEF
Tuesday, July 17th, 2012 at 6:30 p.m.

City Commission Members Present: Nick Brown, Ralph White, Bob Orlando, Kevin Poole, Deb Harper, Marty Bailey

County Commission Members Present: Jerry Crafton, Laquita Stec, Gary Bedortha, Lawrence Weberg, Bill Gowen, Larry York

Commission Members Not Present: John Sundell

Staff Present: Scott Edelman, Josh Smith, Bill Zelenka, Phil Stenbeck

Provided Testimony: Jim Waetjen, Sue Tannock, Doug Parker, Charles Bauman

Workshop: At the 5:30 workshop the City Planning Commission discussed a possible text amendment to the City's subdivision and partition rules that allow remainder lots. The change would set some specific rules rather than leave it open to a case-by-case decision by the Planning Commission.

CALL TO ORDER:

City Chair Marty Bailey and County Chair Bill Gowen called the Commissions to order.

Public Hearing: UGB Amendment

A. City File AMEND-2012-100
County File AM-12-0094

SUMMARY of HEARING:

After both chairs read their opening statements the floor was turned over to staff.

County staff read an opening statement describing the amendment and moved through a power point presentation showing how the amendment would affect the Urban Growth Boundary (UGB) and the purpose of making the change. City staff explained the process for Commission deliberations and the decision that will become a recommendation to both the City Council and the County Court.

The floor was then open to other government agencies for comment.

Doug Parker - A representative from the Department of State Lands (DSL) in favor of the project; explained the position of DSL from a property owner perspective. He explained that the State property is currently land locked and that this arrangement of the property would provide them with road frontage. He also expressed the desire to eventually bring what will be the newly configured State property into the City's UGB.

The floor was then opened to people in opposition to the proposal.

Jim Waetjen - Expressed that he is not for or against the proposal but has serious concerns about protecting the airport from development encroachment. He specifically expressed his concerns and the dangers of development within the airport approach overlay. He stated that he would like to see more control of development and uses around the airport and requested that the commissions postpone their decision until both Commissions can agree to a long term plan to protect the airport from development.

Sue Tannock - Agreed with Jim Waetjen that the decision should be postponed for more study. She also had questions about height limits around the airport and whether the additional electricity needs by data center is going to affect her power bill.

The floor was then open for rebuttal.

City and County Staff – Explained the current rules and protections for the airport and addressed the height limit and power concerns.

Charles Bauman & Doug Parker – Expressed that data centers are one of the most compatible uses next to an airport because they have few onsite employees, do not create a lot of traffic, noise or emit harmful emissions. They discussed the regional momentum currently behind data centers, saying that we should take advantage of it while it lasts. As a rebuttal to the public comment to postpone the decision they reminded the Commissions that submitted land use applications have to be considered based on the current rules at the time.

The floor was then opened to people in favor. None came forward so the Commission chairs closed the meeting for Commission deliberations.

A few of the Commissioners from the City and County said that they did not share some of the concerns stated in testimony and believed the protections the City and County have now are adequate for this application. The City Commission chair made the comment that the Commissions and staff of the City and County are aware of the need to protect the airport and always make it a top priority when applications come before them.

City Commissioner Ralph White made a motion to recommend the amendment to the City Council as proposed in the Staff report and presentation. Bob Orlando seconded the motion, the motion passed unanimously.

County Commissioner Laquita Stec made a motion to recommend the amendment to the County Court as proposed in the staff report and presentation. Lawrence Weberg seconded the motion, the motion passed unanimously.

The City Council and County Court will hold a joint meeting in the County's meeting room on Court St. West of City Hall at 2:00 p.m. on August 1st.

CONSENT AGENDA ITEMS: None

PLANNING COMMISSION MATTERS: None

DIRECTORS REPORT: None

Meeting Adjourned:

Next scheduled meeting for the City Planning Commission will be on August 21st at 6:30 p.m.