



Planning Commission Meeting Brief

(Audio failed to record this hearing)

Commission Members Present: Marty Bailey, Priscilla Smith, Ron Cholin, Erika Montgomery

Commission Members Not Present: Corey Engstrom, Robert Orlando

Staff Present: Joshua Smith (Planning Director), Casey Kaiser (Associate Planner)

Provided Testimony: Erika Gallardo, Sandra Thrasher, Thomas Hunzikel, David Tanori, Curt Ashton

Regular Meeting (6:30)

I. Call to order: Chair Called the meeting to order

II. Public Hearing: The Planning Commission will review and consider action for the following items:

a) Cu-2019-110 for a 59 unit RV Park

Staff: The Associate Planner gave a presentation of the changes made to the project including the updated site plan, and key findings. The Associate Planner relayed the applicant's desire to remove Phase II from the project and continue to operate that area as the existing manufactured home park.

Applicant: The applicant provided a brief summary of the project.

The applicant spoke in rebuttal to public comments that he does want to clean up the existing park and provide a clean attractive development. He mentioned again that he was confident that drainage concerns could be addressed by his Engineer.

Public Comment: Public comments included questions and/or concerns about the overall appearance and character of the existing and continuing manufactured home park. While not necessarily relevant to the development application, two of the residents living on the property who potentially would be displaced by the construction of the RV park voiced concerns about being relocated.

Staff response summary: Staff provided clarity to questions regarding the difference between manufactured home parks and RV parks and the length of time people are allowed to stay in each. Staff also clarified that issues between a tenant and landlord are not controlled by this body and are not part of this decision.

Planning Commission: The Planning Commission briefly deliberated and was in agreement that the changes to the proposal did not create any additional adverse impacts to the neighborhood or public services.

Decision: Priscilla Smith made a motion in favor of approving application CU-2019-110, Erika seconded the motion, and motion passed with 4 in favor and none opposed.

III. Consent Agenda:

a) AM-2019-101 for a Legislative Text Amendment to Chapter 7 (Housing) of the Comprehensive Plan.

Staff/Applicant: Staff presented the draft recommendation to the Commission to ensure the wording was consistent with the Planning Commission's intent.



Commission/Staff Discussion: Two of the Commissioners again voiced their concern over having potential housing strategies listed in the Comprehensive Plan, as they felt they were endorsing those ideas. Staff stated that they understood their concern and reiterated that the strategies are only there for reference. Staff also stated that they would relay the concern as stated in the recommendation and if the City Council felt the same way they could remove them.

Decision: The Chair asked if the recommendation was written to everyone's satisfaction and all present members of the Commission indicated their approval.

IV. Planning Director's Report:

- a) Update on City projects.

Meeting adjourned: 7:24 P.M.