



Planning Commission Meeting Minutes Monday, September 11, 2023 – 6:30 pm

Call to Order: 6:30

Roll Call

Commissioners Present:

Eric Warnat, Commissioner (online)
Robert Hicks, Commissioner
Melissa Toner, Commissioner
Cody Davis, Commission Vice-Chair
Justin Burns, Commissioner (online)
Jeff Wheatley, Commissioner

Staff Present:

Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner
Lisa Sokolik, City Clerk

Absent: Patrick Hosterman, Commission Chair

Also known to be present: Dan (online), D. (online), Andrew M. (online), Tammy Gree (online), Petey Mac (online), Thomas (online), Meg W (online), Galaxy A12 (online), Veronik Smirnova (online), J. Wright (online), Douglas (online), Dean Tougas, Nanse Castner, Chris Castner, Brian Kemp, Zeb Hering, Kaleigh Hering, Matt Green, Karen Furney, Daniel Imus, Nina Runge, Marlon Runge, Elizabeth Day, Jacob Parker, Douglas Burmester, Lisa Kowalczyk, Rick Doty, Linda Doty, James Rolfe, Hannah Rolfe, Dave Nienhuis, Marilyn Nienhuis, Pan Lewinski, Kim Morera, Roger Haskin, Shannon Kyle, Jarod Angeles, Abi Satterfield, Phyllis L. Feld, Mike Satterfield, Doug Durand, Linda S. Brawn, David Rodenberger, David Hensman, Pieter DeJong, Melody Hensman, David Campbell, Shzwn Buckner, Gale Venderpool, Gretchen Leaf, Debra Hartsfield, Betty Hartsfield, David Imus, Frank Waterworth, Janet Waterworth, Katherine Knox, Chris Knox, Richard Hoxie, Jasmine Knox, Hannah McGuire, Elizabeth Wells, Toni Hoixe, Brian D. Hall, Darlene D. Rowell, Stephen C. Brown, Buddy Rowell, Tonia Woods, Jeff Patt, Yumi Patt, Janell, Epperson, Randy Kent, Sara Stiers, Ted Stiers, Rebecca Lewinski, Don Mailloux, Diana Mailloux, Cathie Helgeland

Public Requests and Comments: None

Approval of Minutes:

The minutes from the July 10, 2023 Planning Commission meeting were approved unanimously.

New Business:

Public Meeting: Faulkner Preliminary Subdivision

The applicant is proposing to construct a 16-lot preliminary subdivision consisting of two duplex units, four townhome units, and ten detached single-family residences. The project is located south of 284th Street NW. The site consists of a total of 2.60 acres (113,256 square feet) zoned Traditional Neighborhood. Resident vehicular access to the site will be from 284th Street NW with a new public road constructed through the development. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

Commissioner Questions & Comments

- Does modifying the mix of dwelling units increase single family units? Staff will be working with the applicant to come up with a new mix of single family, townhome, and duplex units.



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- Will the applicant be allowed to apply for a variance for the mix of housing types? Variances are generally not granted for uses. Variances are generally granted for bulk and dimensional standards. An alternative to a variance would be an administrative interpretation that will be discussed with the Community Development Director.
- The applicant is meeting the Open Space requirement. Commissioners would like to see applicants exceed the requirements for Open Space. This will be addressed in the Municipal Code update. Open Space in this development will be partially achieved by the underground detention vault having open / green space above.
- Commissioners would like to see a bus stop added near the development.
- There will be a ten-foot utility easement along the frontage of the development.
- The smaller lots, lots 15-18, will be used for townhomes. End unit townhomes have a minimum lot size of 2000 square feet (SF), and the interior townhomes have a minimum lot size of 1800 SF.
- Sports court will be 5000 SF.
- Overall, the Planning Commissioners support this development.

Public Questions & Comments

- Open space and Native Growth Protection standards are important. The public would like to see connectivity of open spaces for wildlife and their migratory patterns.
- The definition of townhomes and duplexes is complicated.
- There are 4 second growth fir trees on the Faulkner property that neighbors would like to see kept instead of having them cleared.
- Water line easement from the Faulkner property crosses neighboring properties. The water line is not functional and would not be needed for the Development. Neighbors would like to see the easement lifted.

Public Meeting: Redemption Hill Church Conditional Use Permit

The applicant is proposing to construct a 16-lot preliminary subdivision consisting of two duplex units, four townhome units, and ten detached single-family residences. The project is located south of 284th Street NW. The site consists of a total of 2.60 acres (113,256 square feet) zoned Traditional Neighborhood. Resident vehicular access to the site will be from 284th Street NW with a new public road constructed through the development. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

A conditional use permit is needed when a use may fit in its environment when specific conditions are met. A house of worship is a conditional use within a residential zone.

Commissioner Questions & Comments

- Why wasn't a conditional use permit (CUP) applied for in 2019? COVID caused issues in funding preventing application at that time. Previous church members did not pass on necessary application information that was needed for compliance.
- Was the property originally purchased for someone to live in, or to use as a church? The church purchased the residence to be used as a church.
- Why are churches required to have a CUP? CUPs have criteria that must be addressed to mitigate potential impacts on the surrounding residential neighborhood. Conditional use



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permits are reviewed against approval criteria for compatibility, traffic, noise and glare, landscaping, and public improvements.

- What are the next steps in the CUP process? Staff will produce a review letter analyzing the permit submittal documents and ask for corrections, if needed. The review letter will also discuss concerns from the Planning Commissioners and the public asking how the applicant will address those concerns.
- Commissioners have concerns for the neighbors and the noise produced by the church. They would like to come to a good resolution for both the church and the neighbors.
- The current code doesn't address noise from special and/or private events. This will be addressed through the Municipal Code update.
- As part of the permit process, those requiring public notice, notices are sent to neighbors within 300 feet of the property, notices are posted at the post office, library, City website, and social media.
- A new use in a previously residentially zoned neighborhood presents concerns of the new use causing disruption.
- Look into how other churches handle their noise.
- The Commissioners appreciate the community's involvement.

Public Questions & Comments

- Summary of comments of those supporting granting the CUP:
 - The church is a special place of worship, community support, and mentorship. The City is growing and more churches are needed. Trees will be planted to mitigate noise. Wants same treatment as surrounding community.
- Summary of comments of those not supporting granting the CUP:
 - The noise coming from the church disturbs the peace of the surrounding neighborhood. Proper permits were not obtained and there is a violation of many codes.

A motion was made to conclude the meeting and cover the remaining agenda items in October. All Commissioners were in favor of concluding.

Old Business:

None

Miscellaneous Business:

None

Recent Council Action on Commission Items:

None

Upcoming Items:

- Comprehensive Plan Elements: Introduction, Housing, and Economic Development
- Comprehensive Plan Elements: Land Use and Transportation

Adjourn: 9:06 pm