

October 4, 2011

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Chair Margaret Wimborne, Commissioners Natalie Black, Jake Cordova, Donna Cosgrove, David Hodder, Michelle Mallard, George Morrison, Leslie Polson and Paul Savidis.

MEMBERS ABSENT: Commissioners Brent Dixon, Kurt Karst, and George Swaney.

ALSO PRESENT: Planning Director Renée Magee, Assistant Planning Director Brad Cramer, Recording Secretary Donna Carlson and approximately five interested citizens.

CALL TO ORDER: Chair Wimborne called the meeting to order at 7:00 p.m. and said Commissioner Savidis is resigning. Commissioner Savidis was thanked for fifteen years of service and his devotion to the community. Wimborne reviewed the hearing procedures for the public.

MINUTES: September 6, 2011. Commissioner Morrison moved to approve the minutes of September 6, 2011, as presented. Motion seconded by Commissioner Mallard. Motion passed.

PUBLIC HEARINGS:

Annexation, Initial Zoning of R-1, and Final Plat: Bristol Heights, Division No. 4. Cramer reviewed the staff report, a part of the record. Lot 4, Block 6, is a landscape lot that is already developed as a buffer between the homes and 5th West. The number of single-family lots has been lowered from the approved preliminary plat: density will be reduced.

The hearing was opened to the public.

Fred Wallin – 1713 Whitney. Mr. Wallin stated the final plat is consistent with the previous three divisions.

There were no further comments and the hearing was closed to the public.

Savidis said the final plat is consistent with the preliminary plat and he does not see any areas of concern. **Commissioner Savidis moved to recommend to the Mayor and City Council**

annexation and initial zoning of R-1 for Bristol Heights, Division No. 4 as presented. Motion seconded by Commissioner Cordova. Motion passed unanimously. Commissioner Savidis moved to recommend to the Mayor and City Council approval of the final plat for Bristol Heights, Division No. 4. Motion seconded by Commissioner Cordova. Motion passed unanimously.

BUSINESS:

Miscellaneous:

Magee stated she was contacted by the owner of a doggy daycare interested in operating a business within the City limits. The zoning ordinance allows pet boarding within the City limits when associated with veterinarian medical services. Since the ordinance was written in 1964, Magee was going to request the Commission to seriously consider allowing pet boarding as a permitted use in limited zones. However, Magee spoke with Irene Brown, supervisor of animal control. Brown advises not to change the ordinance. There have been complaints about the larger daycares located outside the City and Brown believes the connection with veterinarian clinics is the reason she does not receive complaints about boarding facilities in the City. Magee added the commercial kennel license limits animals to five. After some discussion, the Commission requested Magee review the wording in the ordinance to assure established boarding facilities are legal and require any boarding of animals be allowed only when connected with veterinarian clinics.

Magee asked the Commission if the issue of conditional use permits in R-3 and R-3A for commercial uses should be revisited. Cosgrove asked if staff will contact the realtor involved in the sale of the office of the financial advisor in Gustafson Park. Magee said she will try to contact the realtor. Magee said use of the provision allowing commercial businesses in R-3 or R-3A is increasing. Cosgrove believes the economy may be a reason for the increase. Polson said it appears a conditional use permit provides good control. Magee said a small staff allows violations of the conditional use permit and miscommunication. Wimborne confirmed it appears worthwhile to review wording to create a higher level of control.

The meeting adjourned at 7:35 p.m.

Donna Carlson, Recording Secretary