

I. CALL TO ORDER: 7:08 pm

II. ADMINISTRATION:

A. Roll Call:

Planning Commissioners: Dan Ayers, Lee Shepherd, Terri Michelsen, Joanne Siler, Richard Clappé, Hal Grimnes, Virgil Staben; Al Weller is absent

Staff: Lori Bennett, Office Assistant, Frank Sinclair, City Manager, Sabrina Pearson, City Planner

B. April 7, 2011 Minutes

Motion by Terri Michelsen to approve minutes with revisions to the spelling of the names of Planning Commissioners Richard Clappé and Dan Ayers; Unanimous vote to approve motion.

III. OLD BUSINESS: (taken up after new business)

Question: Why do the Design Standards need revision?

Answer: When standards are clear, the standards ensure that the design is what the City wants and the developer is able to efficiently prepare their application knowing what the City wants to see in the Commercial and Industrial Economic Development Zones of Wheeler. The Citizens want standards that will avoid monotonous design and these standards accomplish that goal.

Amendment #22: Section 11.050 Design Review

Section (3) (a) and (b) apply to Planned Development

Delete (3) (c) and (5) (f)

Amend (3) (d) to read: Where multifamily attached wall housing is utilized, the footprint of each unit shall vary to prevent monotony of design.

Revise WRC and IND Zone "Restaurants" to "Eating and Drinking Establishments"

Add definition to amendments describing that shall is mandatory and should is permissive.

Planner asked to research accessory uses and what can be allowed as accessory uses.

Example: Can small engine repair be allowed as an accessory use to marine services where marine services are the primary use?

Review ended at Amendment #22 Section 11.050 Design Review Section (4)

IV. NEW BUSINESS: (Taken up before old business)

A. Design Review Application #DR 2011-03 William H. Mullen

PUBLIC HEARING

Planning Commission President Dan Ayers opens the public hearing and reads the hearing instructions and disclosure statements provided in the public hearing script. Planning Commissioners Dan Ayers, Terri Michelsen, and Virgil Staben state that they made a visit to

the site. No Planning Commissioners made ex-parte contact. No Planning Commissioners declare bias. No challenge to the jurisdiction of the Planning Commission is declared. City Planner Sabrina Pearson states the applicable criteria and reads the staff report findings of fact and recommendation.

The applicant "Bill" Mullen makes a presentation. He states that he agrees with the staff report, but that he wants to build a bigger structure than he originally requested in his application. He also plans to repair and pave the driveway access to US Highway 101.

Planning Commission president Dan Ayers recommends that no parking plan is necessary since he garage will provide and not delete required parking and because the site has sufficient area for parking. Planning Commission president Dan Ayers recommends that a new site plan drawn to measurable scale is required and a new certification of the plans and storm water plan by the engineer of record "Jason Morgan of Morgan Civil Engineering" is required prior to building permit approval if the applicant requests a change in the size of the structure.

Amend the findings of fact and conditions of approval: Require a new site plan new drawn to measurable scale and a new certification of the plans and storm water plan by the engineer of record "Jason Morgan of Morgan Civil Engineering" prior to building permit approval if the applicant requests a change in the size of the structure. The decision will allow an increase in the size of the structure as long as it coordinates architecturally with the existing structures and complies with the allowed building height and does not impede access to the site, adversely impact adjacent buildings and that the application for building permit will be consistent with the other standards of the ordinance including the requirements for geologic hazards. Indicate that the exterior of the structure will be red and white and will coordinate architecturally with the other structures.

MOTION TO CLOSE

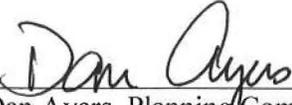
A motion is made by Planning Commissioner Hal Grimnes to close the public hearing. Unanimous vote to approve the motion.

DECISION

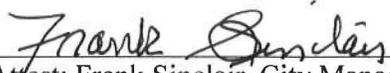
A motion is made by Planning Commissioner Terri Michelsen to approve the application with conditions. "I move that, based on the staff report, findings of fact and testimony provided that the Planning Commission approves the application with conditions as recommended by the staff report amended by the Planning Commission discussion tonight." Unanimous vote to approve the motion.

V. Upcoming Meetings / Commissioner Comments / Staff Concerns: None expressed

VI. ADJOURNMENT: 9:36 pm



Dan Ayers, Planning Commission President



Attest: Frank Sinclair, City Manager