



PLANNING COMMISSION

Regular Meeting Minutes

July 10, 2024

Testimony

Roger Robinson 1040 E Juniper Ave- Mr. Robinson lives south of the subject property and states that for nine months out of the year, twice a day, SE 10th St has a terrible traffic problem due to Highland Hills Elementary School. He does not feel a multifamily development is needed at the location to use the same street as the elementary school and the middle school. The middle school creates a traffic issue at two different times each day nine months out of the year. Mr. Robinson is of the opinion the intelligent thing to do is split the lot in half and place two single family homes on the property, not multifamily dwellings, and apartments. He also has concerns about the need to annex neighboring properties for sewer connections in the future. He doesn't believe all the problems should be caused by one person trying to get rich with multifamily on a vacant lot.

Chairman Fialka responded that the applicant submitted a traffic study based on highest use and the existing infrastructure can handle the additional traffic. When asked, Mr. Robinson responded that the traffic is slightly better since the improvements at the school were completed. The Gettman Road extension includes a future phase to significantly widen 10th St, which will greatly improve the traffic situation.

Hayley Thomas 1035 E Tamarack Ave- Ms. Thomas stated her mother purchased the property next to the subject property with a vision to enjoy a country setting with her horses in retirement. Ms. Thomas and her family live on the property with her mother and share the same vision. She states allowing further development and multifamily homes will increase traffic and negatively impact the quality of life for their family, their horses, and other community residents.

Planning Director Spencer clarified the rules regarding the septic systems within 300' of city sewer service and annexation. Annexation is required to connect to city services and a requirement for annexation is to be adjacent to city limits. Some properties would become adjacent with this annexation, some properties already are, and some will not.

Derek Osmin 1079 E Juniper Ave- Mr. Osmin noted that the houses to the north of the property will begin using the improved NE 11th St which will greatly increase traffic around his property.

Shannon Hartley 1035 E Juniper Ave-Mr. Hartley clarified that his property is already adjacent to city limits and sewer in NE 10th St. He stated he works in real estate and having multifamily next to the school will not be good for the property values of any of the neighboring homes. Mr. Hartley has lived on the property with his children who are able to play in the street all the time and they would not be able to if Tamarack was developed.

Laura Osmin 1079 E Juniper Ave-Ms. Osmin inquired who was monetarily responsible for the improvements to Tamarack.

Planning Director Spencer responded the developer is responsible for the cost. There was further talk regarding the scope of required street improvements. The scale of improvements cannot be determined without a development plan.

Alan Child 1319 NE Madrona Dr- Mr. Child owns Tax Lot 806 adjacent to the property. He asked the applicant's intent for annexing the property and if there was a proposed plat.



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Planning Director Spencer replied the application indicated there was a potential buyer interested in building fourplexes on the lot. The City has not received a development plan for the property.

Shannon Hartley- Mr. Hartley shared an earlier conversation with the presumed property owner's family member that the lot was purchased with the intent to place a shop on it and later realized it would not be permissible. It seems they are now trying to go the multifamily route.

Commissioners discussed leaving the record open and continuing the hearing to allow the applicant a rebuttal opportunity or closing the hearing and making a recommendation at the current meeting. Chairman Fialka closed the hearing at 7:59PM.

Commissioner Doherty moved, and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. The commissioners determined there were questions surrounding the appropriateness of the proposed zoning in the Findings of Fact and therefore did not adopt Findings of Fact. Commissioner Caplinger moved, and Commissioner Hamm seconded to recommend denial of the comprehensive plan map amendment application to the city council due to deficiencies in the Findings of Fact and questions regarding the appropriateness of the zoning. Motion passed. Commissioner Caplinger moved, and Commissioner Hamm seconded to recommend denial of the annexation of the property to the city council due to the same reasons stated in the previous motion. Motion passed.

Planning Director Spencer announced that the City Council hearing on the matter is scheduled for July 22 at 7pm at City Hall.

New Business -Minor Partition Zamudio 4N2802BC Tax Lot 1500 – 309 E Theater Lane

Planning Director Spencer presented the staff report (PowerPoint attached). This partition creates three lots, approximately .50 acres each. The property has a comprehensive plan map amendment of Medium Density Residential and is not currently in the city limits. Annexation is required to develop the lots.

Findings of Fact **Design Standards**

§154.15 Relation to Adjoining Street System.

The property is bordered by E Theater Lane. The three proposed parcels all have E Theater Lane frontage.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by E Theater Lane which is a city street with varying widths. Per the partition plat, E Theater Lane has a width of 30 feet along property frontage.

The three proposed lots border E Theater Lane. Parcel 1 has 98.93 feet of frontage. Parcels 2 and 3 will utilize a shared flag frontage with the width of each parcel's flag being 12.5 feet.

§154.17 Easements.

A shared access, utility, and emergency turn around easement shall be required and is shown for the two proposed flag lots. The easement will provide access from E Theater Lane to be shared between the two lots.