

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES WEDNESDAY, JUNE 7, 2023 @ 4:00 P.M. CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES

Chair Kidd participated via Teams from 3628 Houkom Drive East, West Fargo, ND 58078

CALL TO ORDER – Meeting called to order by Chair Kidd at 4:00 pm

ROLL CALL

Present: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler, and Bosboom

Absent: None

Also in attendance were City Manager Rick Daniels, Assistant City Manager Patrick Martinez and Assistant City Clerk Candace Clark

PLEDGE OF ALLEGIANCE led by Chair Kidd

APPROVAL OF AGENDA

Commissioner Rath moved, second by Commissioner Ostby to approve the agenda. Motion carried by the following roll call vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler and Bosboom

Noes: None

Absent: None

CONFLICT OF INTEREST - None

CORRESPONDENCE - None

INTRODUCTIONS – Chair Kidd recognized Former Council Members Tim Terral, Shawn Gudmundson and Pat Murch

PUBLIC APPEARANCE - None

PUBLIC HEARING

- 1) Public hearing held - noticed to consider all evidence and testimony for or against a request by Armen Ghadimian a representative of NAAR Capital, LLC for approval of a Conditional Use Permit for the Conversion of a Motel to Residential Dwelling Units located in the General Commercial Land Use/Zone, at 644 W Broadway Street (Imperial 400), Needles CA 92363 Also known as, Assessor's Parcel No. 0186-111-23-0000.

Assistant City Manager Patrick Martinez reported.

Commissioners asked questions of staff and raised concern regarding limited parking in comparison to the number of apartments. Questions were also raised regarding the applicants other ongoing projects within the City. Considerable discussion ensued.

Applicant, Armen Ghadimian, spoke in response to questions raised by Commissioners, citing delays with HUD and the VA program, and his intentions to use these programs for tenant occupancy.

Chair Kidd opened the public hearing at 5:27 pm

Public Comment

David DeAtley spoke in opposition, stating concerns of parking and citing previous problems with the property.

Tim Terral spoke, neither in favor, nor opposed, but spoke in favor of VA housing and addressed questions raised as a business owner having multiple projects going simultaneously.

Pat Murch spoke in opposition, stating concerns from previous tenants and the overall nature of the property in the past.

Derek DeAtley spoke in opposition, stating that it isn't fair to local businesses who struggle to deal with the traffic and vandalism issues caused by the previous tenants.

Chair Kidd closed the public hearing at 5:46 p.m.

Continued discussion ensued.

Commissioner Rath moved to bring the item back to the Planning Commission with no more than 12 units, Commissioner Ostby second, stating he would be ok with up to 16 units. Motion to approve bringing the item back with no more than 12 units **failed** by the following roll call vote:

Ayes: Commissioners Rath and Ostby
Noes: Commissioners Wright, Beard, Dressler, Bosboom, and Chair Kidd
Absent: None

Resolution No. 06-07-2023 PC recommending approval of a Conditional Use Permit to allow for the conversion of existing 32 room motel to a 32 unit multi-family residential building located at 644 W. Broadway, Needles, CA, in the C-2 (General Commercial) Land Use/Zone, also known as APN 0186-111-23-0000 was not addressed and no recommendation was made.

REGULAR ITEMS

- 2) Approved the minutes of February 1, 2023, February 15, 2023 and Amended minutes of May 10, 2023

Commissioner Ostby moved, second by Chair Kidd to approve the minutes of February 1, 2023, February 15, 2023 and Amended minutes of May 10, 2023. Motion carried by the following roll call vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler and Bosboom
Noes: None
Absent: None

BOARD REQUESTS – Commissioner Beard asked about the BNSF Road – Rick addressed in the manager report. Commissioner Rath asked about the dip on the bridge – Rick addressed in the manager report. No other requests from Commissioners.

CITY MANAGER REPORT – given by City Manager Rick Daniels

ADJOURNMENT – Chair Kidd called for a motion to adjourn. Commissioner Beard moved, second by Commissioner Rath to adjourn the meeting at 6:17 pm.

Linda Kidd
Chair

Candace Clark
Assistant City Clerk