

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

July 20, 2009

**Present:** Glenn Larson, Craig Johnston, Dean Strehlau, Wally Anderson, Bob Zink, Kevin Fernandez, and Craig Johnston

**Absent:** Tom Stangl

**Staff Present:** City Planner, Sherri Buss; City Clerk, Kim Points

1. **CALL TO ORDER**

Chair Larson called the meeting to order at 7:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

**The Agenda was approved as presented.**

4. **APPROVAL OF MINUTES**

Typographical and spelling corrections were made to the draft minutes.

**MOTION by Chair Larson to approve the June 15, 2009 Minutes, as amended. Commissioner Anderson seconded the motion. MOTION carried with Commissioner Fernandez and Johnston abstaining.**

5. **NEW BUSINESS**

**Ordinance Review, PUD Ordinance** - Planner Buss provided the background regarding the PUD Ordinance noting the issues that are of primary concern to the City Council is the desire to prohibit mixed use developments and the desire to limit deviations from the City's zoning code. The Planning Commission previously discussed and made a recommendation of a new definition for a PUD. The Planning Commission did not, however, include the terms "principal use" or "accessory use" in the proposed revision of the PUD definition. The City Attorney and Mayor have expressed concern that the definition was too vague and did not address multiple businesses on a property, which is a key concern.

The Planners recommend clarifying Zoning and Subdivision Ordinance sections related to the PUD definition as follows:

- Clarify the PUD definition, simplifying the term for interpretation but include the terms "principal" and "accessory" related to uses on the property.
- Include definitions for Principal Use and Accessory Use in the Ordinance.
- Remove the statement in the Subdivision Ordinance which permits PUDs through a variance by the City Council.
- State clearly that PUDs are prohibited in the City.

The Planning Commission discussed issues relating to home businesses, accessory vs. principal uses and having a very clear definition of a PUD. Commissioner Johnston suggested a language change to the ordinance relating to clarification of the accessory use definition.

**MOTION by Chair Larson, to recommend approval of the revised PUD Ordinance, as presented. Commissioner Zink seconded the motion.**

Commissioner Johnston made a friendly amendment to include the following language change “A use of land customarily associated with and subordinate to . . .”

Chair Larson and Commissioner Zink agreed to the friendly amendment.

**MOTION carried unanimously.**

**Draft Ordinance, Wind Energy Systems** - The City Council requested that the Planners review local ordinances regulating wind energy conversion systems (WECS) and make recommendations for an ordinance regulating these structures in the City.

City Planner Buss provided the background and reviewed the staff report relating to a new ordinance. She noted the Planning Commission should first discuss whether the City should allow WECS. If it recommends that the City allow WECS, it should consider an ordinance to regulate these systems. The Washington County Ordinance is generally comparable with other local ordinances in the Metro area, and addresses many of the issues discussed in planning resource materials and may serve as the basis to start the discussion. She noted the City may choose to adopt standards that are different or more strict than Washington County’s standards.

The Planners have provided draft Zoning Ordinance Section 749, Wind Energy Conversion Systems(WECS) as a basis for discussion.

The ordinance includes the following:

- Definition of WECS.
- Permits small WECS through a CUP process.
- Permits small WECS on properties with a minimum of 10 acres.
- Permits small WECS up to a maximum height of 100 feet.
- Adopts additional performance standards to regulate issues of aesthetics, safety, lighting, signage, and other standards as included in the draft ordinance attached.

The Planning Commission discussed various aspects of the draft ordinance including height, setbacks, maintenance, topography, safety standards and inspections. They

provided input to the Planner and requested the draft ordinance be revised and reviewed again at the next meeting.

**Grazeable Acres Definition Review** – The Planning Commission requested the opportunity to review the grazeable acres definition as part of the City’s Ordinance updates. City Planner Buss provided the background for this issue and recommended the following:

Clarifying Zoning Ordinance Section 730.07, Grazeable Acres,

- Provide clarification of the grazeable acres definition.
- Identify the Zoning Administrator as the person responsible for calculating grazeable acres.

City Planner Buss reviewed the draft ordinance provided noting the exclusions and changes from the current ordinance.

The Planning Commission discussed the proposed revisions and requested the Planner revise the ordinance and review it again at the next meeting.

**Lyme Disease Update, Dean Strehlau** – Commissioner Strehlau presented information he obtained at a Lyme Disease seminar. He noted the key points of the seminar and advised funding for lyme disease awareness is being pushed at the federal level. He noted there is another seminar in August if anyone is interested in attending.

**6. OLD BUSINESS**

**Final Review of Proposed Revisions to Shared Driveways/Access** – City Planner Buss reviewed the draft ordinance as recommended by the Planning Commission at the last meeting.

**MOTION by Chair Larson to approve the revised ordinance and recommend approval to the City Council, as presented. Commissioner Johnston seconded the motion. MOTION carried unanimously.**

**Final Review of Proposed Revisions to Double Frontage Lots** - The Planning Commission recommended that the definitions for through or double frontage lots be removed from the Zoning and Subdivision Ordinances. The Commission members believed that the definitions were no longer needed and that the inclusion of these terms confused the review process. For all lots, the Planning Commissioners recommend the following criteria for the “front” of the lot. A single “front” of a lot must:

- (1) be designated by the property owner
- (2) provide the driveway access to the property
- (3) meet frontage requirements
- (4) meet all other spacing or access requirement.

The Planners recommend clarifying the Zoning and Subdivision Ordinances as follows:

- Remove the definitions for through or double frontage lots in the Zoning and Subdivision Ordinances.
- Add criteria for determining the “front” lot line.
- Remove lot requirements in the Subdivision Ordinance related to through or double frontage lots.

**MOTION by Chair Larson to approve the revised ordinance and recommend approval to the City Council, as presented. Commissioner Zink seconded the motion. MOTION carried unanimously.**

**7. NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for August 17, 2009, 7:00 p.m.

**8. ADJOURNMENT**

**MOTION by Commissioner Johnston to adjourn the meeting at 9:20 p.m. Commissioner Strehlau seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk