

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

August 17, 2009

Present: Glenn Larson, Craig Johnston, Wally Anderson, Bob Zink, Tom Stangl and Kevin Fernandez

Absent: Dean Strehlau

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

1. CALL TO ORDER

Chair Larson called the meeting to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

MOTION by Commissioner Anderson to approve the agenda as presented. Chair Larson seconded the motion. MOTION carried unanimously.

4. APPROVAL OF MINUTES

Typographical and spelling corrections were made to the draft minutes.

MOTION by Commissioner Johnston to approve the July 20, 2009 Minutes, as amended. Commissioner Zink seconded the motion. MOTION carried with unanimously.

5. NEW BUSINESS

Ordinance Review, Section 602: Minimum Requirements – City Planner Buss advised Section 602 of the Zoning Ordinance outlines the City's requirements and exceptions from the requirements for minimum area, maximum height, and other dimensional requirements for each zoning district. Since the City's Zoning Ordinance was adopted, there have been multiple amendments to Section 602. These amendments are challenging to sort through and can complicate the City's review process. Clarification of Section 602 will clarify the City's requirements for applicants and the review process.

City Planner Buss referred to the staff report that identifies the amendments to Section 602 and offers recommendations to clarify the minimum requirements section of the Ordinance. The proposed revised sections outlined the minimum lot requirements in a table and identify additions or exceptions to those requirements.

City Planner Buss referred to Item B, #2 and clarified that it relates to lots created prior to Ordinance 50.

The Planning Commission suggested clarifications to the ordinance be made relating to the following:

- 1) “du” meaning dwelling unit
- 2) Minimum lot width is 300 feet at front setback line
- 3) Maximum height of any structure
- 4) Clearly outline the ordinances that are repealed and cross reference the ordinance that this still pertains to

The Planning Commissioner referred to the slopes and heavily wooded sites and suggested it is too restrictive. They suggested that structures being constructed on slopes of greater than 25% be subject to a plan and approval determined by the City Planner.

City Planner Buss advised the suggested changes would be made and brought to the City Council for comment.

MOTION by Commissioner Johnston to approve the discussed revisions and present them to the City Council for comment. Commissioner Zink seconded the motion. MOTION carried unanimously.

Ordinance Review, Noise Control – City Planner Buss provided the background advising the City Council requested that the Planner review the City’s existing Noise Control Ordinance. She referred to the staff report outlining the existing ordinance and provided recommendations for revising the ordinance to improve its clarity and ease of enforcement.

The Planning Commission reviewed the draft ordinances and stated they were too restrictive. They requested other noise ordinances be submitted to review. They also questioned how many complaints the City receives relating to excessive noise.

MOTION by Commissioner Johnston to table the Noise Ordinance Review. Chair Larson seconded the motion. MOTION carried unanimously.

Ordinance Codification Update – City Planner Buss updated the Planning Commission on the Ordinance Codification project noting it is complete and a public hearing to adopt the new code will be held at the September Planning Commission meeting.

6. OLD BUSINESS

Wind Energy Systems Ordinance Review – City Planner Buss advised the City Council requested that the Planner review local ordinances regulating wind energy conversion systems and make recommendations for an ordinance regulating these structures in the City. The staff report provides information about regulating wind energy conversion systems (WECS), WECS standards in other communities and

provides a draft ordinance for the Planning Commission's consideration. The staff report has been updated in **bold type** to reflect the Planning Commission discussion and request for additional information at their July 20, 2009, meeting.

The Planning Commission discussed the height, setbacks and distance from other dwellings. They suggested the possibility of allowing a WECS if it is visible to adjoining properties with the property owner's permission as well as a possible sliding scale based on the number of acres. Another issue to address is if a property owner subdivides what would happen to the structure.

The Planning Commission determined a double setback would be appropriate and at least 200-400 feet from an occupied building. The range of 200-400 feet was provided for the City Council to make a determination.

City Planner Buss advised she would provide the comments to the City Council and the ordinance would be revised and reviewed again by the Planning Commission at the next meeting.

Grazeable Acres Definition Ordinance Review – City Planner Buss advised the Planning Commission requested the opportunity to review the grazeable acres definition as part of the City's Ordinance updates. She referred to the staff report outlining the background information, suggestions for clarifying the ordinance language, and a draft ordinance for the Planning Commission's consideration.

MOTION by Chair Larson to accept the revised ordinance and recommend approval to the Council. Commissioner Johnston seconded the motion. MOTION carried unanimously.

Final Review of Proposed Revisions to Shared Driveways/Access – City Planner Buss reviewed the final draft ordinance and reviewed the changes from the City Council.

MOTION by Commissioner Fernandez to accept the revised ordinance and schedule a public hearing at the next Planning Commission Meeting. Commissioner Anderson seconded the motion. MOTION carried unanimously.

Final Review of Proposed Revisions to Double Frontage Lots – City Planner Buss reviewed the minor changes from the City Council.

MOTION by Commissioner Johnston to accept the revised ordinance and schedule a public hearing at the next Planning Commission meeting. Commissioner Zink seconded the motion. MOTION carried unanimously.

Final Review of Proposed Revisions to PUD Ordinance – City Planner Buss reviewed the draft ordinance and changes made by the City Council and City Attorney. She noted a clarification regarding a CUP and PUD will be added.

The Planning Commission requested Council and/or City Attorney information regarding why accessory use is listed on the ordinance.

MOTION by Commissioner Zink to accept the revised ordinance based on the noted additional information and schedule a public hearing at the next Planning

Commission meeting. Commissioner Johnston seconded the motion. MOTION carried unanimously.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for Monday, September 21, 2009, 7:00 p.m.

8. ADJOURNMENT

MOTION by Commissioner Johnston to adjourn the meeting at 9:40 p.m. Commissioner Anderson seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

DRAFT