



Planning Commission Meeting

433 Cherry Street

Monday, October 16, 2023, at 5:30 PM

Minutes

PRESENT

Planning Commissioners

Jacob Williams

John VanWingerden

Helen Solem

Josh Clawson, Ex Officio

Carson Cortez, City Planner

Michelle Quinn, City Clerk

Absent

Teresa Josephson

Lizette Custer

John Van Wingerden made a motion to approve September 18, 2023, Minutes, Jacob Williams seconded; all were in favor the motion carried.

Michelle Quinn, City Clerk welcomed Helen Solem as a new planning commissioner. Mayor Bosch has appointed her to the planning commission. Her term will be until 2026.

Carson Cortez, City Planner started the discussion. This is the comprehensive plan review update due by June 2025. The last comprehensive plan update was in 2016. Carson began the review with the proposed zoning changes, one zone that has been an oversight will be adding the Public District (PUB) which is city owned property and has public purposes.

Discussion began with the residential districts. The low-density district for single family homes would be removed, due to the state wanting cities to focus on more density. High Density District lot size is six thousand square feet, medium density lots size is seven thousand square feet.

Carson explained the zoning map that was in the packet; this shows how the new proposed zones areas are designated. This proposed map is for future discussion as the comprehensive plan update moves through its review.

The municipal business district will be a new zone for low-impact retail businesses where customers or office spaces could be in a house. Examples that could work in this area are converted houses to businesses or office buildings.

Discussion on the possible UGA expansion and what directions would help the city's growth. Carson would like to see the town go west but that is not currently in our UGA.

Carson's proposal is to split the industrial zone into two, one would be for heavier impact industrial and one for light impact businesses. Helen Solem asked how much of the industrial zone is used, a guess was about fifty percent.

John Van Wingerden asked about green space, Carson states it was added for consideration in the future. The public zone was added due to there being nothing in our codes for any development in these areas.

The proposed recreational district is the parks around the city, this will add zoning requirements to these properties. The planning commissioners like what they see but would like more time to review all the material before any decisions. The comprehensive plan review update is to project what will happen over the next twenty years with population and residential growth in future.

Carson has proposed the review of an agricultural district which would be a new zone, which are not typically included in city's comprehensive plan. Discussion about what could be done in these areas, most of these areas flooded. No change for the recreational vehicle park which is currently the RV Park which is already in place. There was discussion about the mini warehouse zone, a suggestion would be to remove the mini warehouse zone and allow it in the industrial zones with a conditional use permit.

The next Planning Commission Meeting was set for November 6, 2023, at 5:30 pm.

Helen Solem wanted to let everyone know that the Historical Museum received a grant for a self-guided walking tour to bring people to town. Their idea would be for ten signs throughout town with five hundred words giving historical information about the city.

Jacob Williams made a motion to adjourn the meeting, John Van Wingerden seconded; all were in favor the motion carried.



City Clerk



Councilmember Josh Clawson, Ex Officio