



**PLANNING COMMISSION
MEETING MINUTES**

Thursday, November 12, 2020
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:00 pm

III. ROLL CALL:

During roll call there was a conversation regarding who would chair the meeting. After discussion, it was concluded that **Commissioner Fell** would chair the meeting.

Chair	Kal Patel	Present
Vice-Chair	Sean Fell	Present
	Art Bubb	Present
	Mark Collins	Present

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner
Kevin Anderson, Public Works Director
Nick Henry, Fire Marshall

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: **Commissioner Bubb** moved to amend the agenda to remove the Kalispel Development Agreement. **Commissioner Collins** seconded. Motion passed unanimously. **Commissioner Bubb** moved to approve the agenda, as modified. **Commissioner Collins** seconded. Motion passed unanimously.

VI. APPROVAL OF MINUTES: **Commissioner Bubb** moved to approve the minutes for October 14, 2020, as presented. **Commissioner Collins** seconded. Motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION: None.

IX. PUBLIC HEARINGS:

- A. **Hunter's Crossing Preliminary Plat** Planning Technician Zachary Becker presented the staff report and additional exhibits for Hunter's Crossing North 1st Addition. **Commissioner Bubb** requested additional information on the Fire Department's letter regarding sprinklers throughout the development. Fire Marshal Nick Henry provided additional detail on the request. Rick Richards presented for the applicant with additional information provide by Liam Taylor, Storhaug Engineering. The Commissioners discussed the sprinkler system request and asked additional questions of the staff and applicant. Under public testimony, Jamie Kowalski from FAFB asked if the development would include sound attenuation measures. The public comment period was closed at 7:51pm. **Commissioner Collins** made a motion to approve the Hunter's Crossing North 1st Addition preliminary plat with the conditions presented in the staff report, the motion was seconded by **Commissioner Bubb**. After discussion, the Planning Commission voted unanimously to recommend approval of the preliminary plat to the City Council. The public hearing ended at 8:15 pm.
- B. **Marijuana Production and Processing in the C2** Planning Commission members Kal Patel and Mark Collins declared for the record that they did not have a conflict of interest in this matter. Principal Planner Heather Trautman presented on the proposed text amendment. There were no public comments on the proposal. The public comment period was closed at 8:29 pm. **Commissioner Collins** made a motion to approve, seconded by **Commissioner Bubb**. The Planning Commission asked that the correct scientific name of "Cannabis" rather than "Marijuana" be used in the resolution. The Planning Commission voted unanimously to recommend approval of the proposed text amendment to the City Council. The public hearing ended at 8:31 pm.
- C. **Transportation Concurrency Ordinance** Public Works Director Kevin Anderson presented on the proposed Transportation Concurrency Ordinance. Jamie Kowalski testified for FAFB requesting information on the fees for concurrency. Staff provided information on the Traffic Impact Fee ordinance. The public comment period was closed at 8:39 pm. **Commissioner Collins** made a motion to approve, seconded by **Commissioner Bubb**. The Planning Commission voted unanimously to recommend approval of the Transportation Concurrency Ordinance to the City Council. The public hearing ended at 8:41 pm.

- X. **ACTION ITEMS:** The Planning Commission had a discussion on providing a recommendation to the City Council regarding a review of the impacts of new

development on the public safety service levels. The Planning Commission concluded that they would ask staff to draft a letter to the City Council, with the assistance of Fire Marshal Nick Henry, Fire Chief Mitch Metzger, and Police Chief Brad Richmond for the Planning Commission to review at their next meeting in December. The letter should include a request for a joint Planning Commission /City Council session on this topic.

XI. WORKSHOP:

- A. **Loading Spaces, changes in dimensional requirements** Principal Planner Heather Trautman presented on the proposed text amendment. Commission member asked general questions regarding the proposal. The workshop ended at 8:46 pm.

XII. COMMISSIONER REPORTS: None.

XIII. STAFF REPORTS:

- A. Next meeting: December 9, 2020
B. Staff provided an update on the applicants for Planning Commission membership, with two applications being received to date. It was recommended that a public announcement for openings be made so there was an equitable opportunity to apply. The Planning Commission discussed modifying the process and including Planning Commission interviews of candidates with a recommendation to the City Council. The Planning Commission asked that the application period remain open until January.

XIV. ADJOURNMENT:

Chair Fell adjourned the meeting at 8:57 pm

APPROVED:

Sean Fell, Chair

ATTEST:

Heather Trautman, Principal Planner