

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Jorgensen
Commissioner Fralish
Commissioner Zaharias (Excused)

Deputy Clerk Ben Billingsley

CONFLICT OF INTEREST DECLARATIONS

None

DISCUSSION AND ACTION

1. Discussion and possible action on Planning Commission meeting frequency.

Chairperson Prentice- Stated that in order to have PC meetings on a monthly basis, we would need the agenda and packet out 2 weeks in advance.

MOTION: Commissioner Jorgensen moves to change the meeting schedule to one time per month.

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

2. Discussion and possible action on changes to 10.10.110 Cabins or Tiny Home Parks Zone. Public Hearing 6/10/2020, tabled in same meeting.

Chairperson Prentice- Suggested that kitchenette be included in the 2nd paragraph of item A. Addressed minimum acreage, which is set at 10 acres in the current proposal, she would like to keep that at 15 acres.

Mayor Lisonbee- Stated this code is being addressed to fix some inconsistencies that have been brought up as the code was reviewed.

Chairperson Prentice- Stated the acreage could be less with a developer agreement. She also references an existing project and feels like a land berm would have been more appropriate than a block wall.

Debbie Kopp- Suggested that paragraph 3 of section A should be changed from “should not” to “shall not”.

Philip Mangialetto- Asked what is considered residential and what is considered commercial.

Commissioner Fralish- Informed Philip that the zoning map shows what is residential and what is commercial.

Councilmember Debbie Kopp- Asked if they could address the “should” and “shall” in paragraph 3 of section A.

Chairperson Prentice- Stated this language will be changed to “shall” and the 10 acres will be increased to 15.

MOTION: Chairperson Fralish moves to approve and forward to town council with the recommendation of approval for the changes to 10.10.110 Cabins or Tiny Home Parks Zone

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

PUBLIC HEARINGS

3. Public Hearing for ZONE CHANGE of Parcel AV-1338-H-2 from OST/OSC Open Space to RE-1 Rural Estate 1 acre. GP Designation R-1 acre. Applicant Tommy Hart.

Chairperson Prentice opens the public hearing.

Tommy Hart- Stated that he was under the impression the area was already residential and he is looking to build a home for himself on that lot.

Commissioner Jorgensen- Stated she didn’t find a Town approval of the lot split. Mayor Lisonbee- Stated that the Town approved it.

Margaret Ososki – Informed that she did a lot of research on this. She stated there was not a lot split application, unless it has been paid and submitted since she looked. She stated the lot line adjustment and lot split got all “screwy.” She stated the Open Space zoning requirements were not followed when the lot was split.

Robert Campbell – Stated that some of the frustration is that there was a problem with the legal description and engineering when they were creating the title. He stated that this was in error and the

engineering is now correct with the title. He intended to purchase a portion of the property instead of the whole property. He said this isn't a town issue, it's a title issue, and it is being corrected.

Margaret Ososki- Asked if this meets the standards of RE-1.

Chairperson Prentice-Explained that it does meet the requirements.

Margaret Ososki- Stated that you can record anything at the Records office. Claimed that the recorder's office will not check with the town to see what was approved and what was denied. She feels that they will record anything you tell them.

Phillip Mangialetto- Stated he wants the Harts to have a nice home next to him, and all he wants is the property back in his name. He stated he has no problem with Campbell and he believes the Harts are nice people.

Margaret Ososki- Informed that she is just making sure the Town is following the codes.

Chairperson Prentice closes the public hearing.

4. Discussion and possible action on ZONE CHANGE of Parcel AV-1338-H-2 from OST/OSC to RE-1.

Commissioner Fralish- Stated that he is fine with this, and he feels people are splitting hairs to find issues.

MOTION: Commissioner Jorgensen moves to approve the zone change and forward to town council with the recommendation of approval on Parcel AV-1338-H-2 from OST to RE-1

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

5. Public Hearing for ZONE CHANGE of a 3 acre portion of AV-2178-A-1-A from OST/OSC Open Space to RE-1 Rural Estate 1 acre. GP Designation R-PUD Residential Planned Unit Development. Applicant Scout Holm.

Chairperson Prentice opens public hearing.

Scout Holm- Stated he would like to get a zone change in order to build a home on 3 acres.

Margaret Ososki – Stated the lot split was done and the Town approved it the day after, so either she is not reading Title 11 correctly or something is not being done right.

Mayor Lisonbee- Stated that they had been discussing it for months in advance, and it was recorded before we recorded the Town's approval.

Chairperson Prentice- Stated it should not be this difficult for a person to get a zone change.

Chairperson Prentice closes public hearing.

6. Discussion and possible action on ZONE CHANGE of a portion of AV-2178-A-1-A from OST/OSC to RE-1.

MOTION: Commissioner Fralish moves to accept and forward to town council with the recommendation of approval for the zone change on parcel AV-2178-A-1-A

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

7. Public Hearing for proposed ZONE CREATION 10.10.130 CRZ Camping Resort Zone.

Chairperson Prentice - Would like to Table items 7 and 8.

MOTION: Commissioner Fralish moves to table item 7 to a future meeting

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

8. Discussion and possible action on proposed zone creation 10.10.130 CRZ Camping Resort Zone.

MOTION: Commissioner Fralish moves to table item 8 to a future meeting

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

9. Public Hearing for amendments to 10.10.020 A Agricultural Zone.

Chairperson Prentice opens public hearing.

Margaret Ososki – Stated we spend more time with wiener pigs than anything else.

Chairperson Prentice- Stated those pigs should be kept until they're slaughtered. There is a fine for not keeping up on taking care of horses and wiener pigs.

Margaret Ososki- Mentioned that she doubts the Town will enforce this code. Debbie Kopp – Says that, just like with horses, odor is difficult to measure.

Ben Billingsley- Read the code that they are looking at changing and stated that pigs may not be raised in a property directly adjacent to a residential zone.

Commissioner Jorgensen- Suggested we adjust the wording on item C as it currently states that wiener pigs can only be kept from December- April.

Chairperson Prentice closes public hearing.

10. Discussion and possible action on amendments to 10.10.020 A Agricultural Zone

MOTION: Commissioner Fralish moves to approve and forward to town council with the recommendation of approval on the amendments to 10.19.020 with the adjustment to December-April only

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Jorgensen moves to adjourn

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye

The vote was unanimous and the motion carried Meeting adjourned at 7:04 pm.

Date approved: 3-3-2021

Chairperson: Janet Prentice

ATTEST BY: Michelle Kinney
~~Deputy Clerk~~ Clerk