



Planning Commission Meeting Minutes
August 16, 2022

Chairperson: Todd Culver, Presiding
Commissioners Present: Susan Jackson, Jeremy Moritz, Joe Neely, Rhonda Giles, and Kent Wullenwaber
Absent: Kurt Kayner
Staff Present: City Administrator/Planner Michele Eldridge, Finance Officer/Deputy City Recorder Cathy Nelson, and Planning Consultant John Hitt
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

CALL TO ORDER AND ROLL CALL: Order was called at 7:00pm by Chairperson Todd Culver.

CONCERNED CITIZEN(S) IN THE AUDIENCE. Everyone present were there for items on the agenda.

APPROVAL OF MINUTES

Moritz motioned to approve the minutes and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the Minutes for June 21, 2022.

PUBLIC HEARING

THE MATTER OF HOLDING A PUBLIC HEARING AND RECOMMENDING APPROVAL OF THE DRAFT HARRISBURG ZONING & DEVELOPMENT CODE AMENDMENT (LU 446-2022) TO THE CITY COUNCIL

Chairperson Todd Culver read aloud the order of proceedings, and noted the procedures for a continuance, and the process to keep the record open.

At the hour of 7:01PM, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest.

None stated.

There were no rebuttals in relation to Conflicts of Interest.

Culver then read aloud the criteria that were relied upon for this land use hearing and noted additional copies of criteria near the door. He also directed the audience on how they would need to direct testimony towards the applicable criteria, and how an appeal could be made.

STAFF REPORT: Hitt gave a brief background on the process of developing this code. The city has been working on it for almost 7 years. He thanked Michele, Jamie, and Brian Latta for their hard work in getting this to completion. Hitt pointed out that this is not an amendment or major amendment of the code. It is a whole new code that will replace the other one in its entirety.

Hitt highlighted the following sections:

- Page 22 in the agenda packet describes the purpose of mixed-use development, housing, employment opportunities and enhanced development, flexibility, and efficient administration of code requirements.
- Page 37 defines the difference between permitted outright, special use and conditional permits.
- Page 45 is about lot and development standards. The density in R-1 is being reduced and the density in R-2 and R-3 is being increased. The landscaping standards also increase in the new code.
- Page 72 defined 18.50.150 accessory structure as a type I or type II review.
- Page 115 is where the community design standards are located.
- Page 117 is the beginning of the matrix.
- Page 143 shows the parking standards. The new code has higher standards for off-street parking.
- Page 145-146 gives the standards for parking spaces.
- Page 154 gives the street standards. This code maintains the same street dimensions as the current code and does not allow skinny streets.
- Page 170 is about the General Review Procedure for the four (4) types of levels.
- Page 171 defines the Type I review process.
- Page 172 defines the Type II review process.
- Page 175 defines the Type III review process.
- Page 182 defines the Type IV review process.
- Page 185 is on a site design review.
- Page 193 defines a land division and property line adjustment. There is not a big difference in this section from our current code.
- Page 205 is on conditional use permits.
- Page 208 defines modifications to approve plans and conditions. This is a new section to the code. The Planning Commission can grant a major modification while a minor modification can be granted by the City Administrator.
- Page 212 is on adjustments and variances.
- Page 215 is regarding masted planned developments/planned unit development. This is a new section to the code and is only pertains to large developments.

Hitt stated that technical corrections will come and get further defines as worked out. Hitt explained the this is the first of two (2) different public hearing as required.

- Neely referred to page 129 and asked if 0.5 parking spaces per four bedrooms in a group living situation was enough. Hitt said that this figure does not include the count of spaces for employees. This will be tested on the ground and changed if needed in the future. Neely said he was okay with this requirement because it stated that was the minimum and it can be increased depending on the individual application.

- Eldridge said that she found out it was illegal to prohibit manufactured homes built before a certain year. This does not stop HOA's from being able to create rules that would.
- Eldridge pointed out that this was the first of the required two public hearings required to adopt the new code. This one is to recommend that the code be sent to City Council for approval.
- Eldridge pointed out that there will not be any changes to the Comp map.
- Eldridge highlighted the criteria found on page 13 and stated they all have been met.
- Moritz asked if a type I review process was without the Planning Commission and if that made it easier for staff and applicant. Eldridge said it was.

TESTIMONY IN FAVOR, IN OPPOSITION, AND NEUTRAL TESTIMONY WAS ASKED FOR. No testimony of any kind supplied, nor were there any rebuttals.

The public hearing was closed at the hour of 7:44 pm.

- **Moritz motioned to approve the recommendation of the Harrisburg Zoning & Development Code Amendment (LU 446-2022) to the City Council and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the recommendation of the Harrisburg Zoning & Development Code Amendment (LU 446-2022) to the City Council. This motion is based on findings contained in the August 9, 2022 staff report, and on findings made during deliberations on the request.**

OTHERS

- Eldridge thanked John Hitt for being a consultant for the city through this process.
- Staff has received a pre-application from Haden Homes, which is the same property as the Woodhill Crossing development. They will be using the new code. They are proposing duplexes and standard homes. They will be building 43 units instead of 32. There are wetlands on these lots. There might be a possible cul-de-sac instead of two (2) new roads.
- South 9th Street extension is out for bid. WE will be extending S. 9th down to Summerville Loop.

With no further discussion, the meeting was adjourned at the hour of 7:52 pm.

Chairperson

City Recorder