



## Planning Commission Meeting Minutes October 20, 2020

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

**CALL TO ORDER AND ROLL CALL:** Because both the Chair and Vice-Chair were absent, the Planning Commission quickly determined that Jeremy Moritz would be the pro-tem chairperson. Order was called at 7:00pm by Chairperson Pro-tem Jeremy Moritz.

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

### **APPROVAL OF MINUTES**

- Kayner **motioned to approve the minutes and was seconded** by Wullenwaber. **The Planning Commission then voted unanimously to Approve the Minutes for September 30, 2020.**

### **WORK SESSION**

#### **THE MATTER OF DISCUSSION OF REVISIONS TO HMC 18.110 – CONDITIONAL USES**

#### **STAFF REPORT:**

- Hitt discussed the differences between HMC 18.110 found in exhibit A and the draft Revised Model Code – Chapter 4.4 – Conditional Use Permits found in exhibit B.
- Commission requested to have reference points for current code during the next discussion of the draft Revised Model Code for clarification.
- Hitt referred to the draft Zoning Matrix to help explain the differences between zones R-1 through zones M-2.
- Commission requested a big copy of the current zoning map for the next discussion of the draft Revised Model Code for comparison and clarification.

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- Commissioner Kurt Kayner volunteered to review zones M-1 and M-2 in the draft Revised Model Code and draft Zoning Matrix and bring back suggestions during the next discussion.
- Hitt explained the reasons for the suggested changes are to prevent conflicts and control and limit land over use. An example given was outright use in an industrial zone can turn into residential use over several years causing conflict with neighboring landowners.
- Hitt explained that due to the sub-division public hearing on the next month's agenda, more discussion on the code review will be held during the December meeting. The Commission was asked to review the zoning matrix before the next discussion in December.

**With no further discussion, the meeting was adjourned at the hour of 7:49pm.**

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**Chairperson**

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**City Recorder**