



Planning Commission Meeting Minutes February 15, 2022

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

CALL TO ORDER AND ROLL CALL: Order was called at 7:01pm by Vice-Chairperson Jeremy Moritz.

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

WORK SESSION

THE MATTER OF REVIEWING FINAL CHANGES TO THE HARRISBURG ZONING, DEVELOPMENT, AND LAND PARTITION CODE.

STAFF REPORT: Eldridge discussed memo form legal counsel and explained the next steps. She then handed the floor over to Private Consultant Kohn Hitt who proceeded to highlight the following changes to the code from the last draft presented due to state legislative changes:

- Page 20-21 in the agenda packet are the new requirements listed in red.
- Page 68 shows the added requirements for childcare facilities. They are now permitted with a "S" review and the matrix for where they are permitted is shown on pages 40-41. The specific requirements for R1 through R3 zones are shown on page 49.
- Page 173 gives a summary of general review procedures. Page 176 describes the process for a Type II permit and Hitt highlighted the appeal process.
- Page 225 shows the new section 19.50 – Religious Owned Affordable Housing and Affordable Housing Land Use and includes 19.50.010 and 19.50.020.
- Page 63, 18.50.050 – Duplex Dwellings Section C – Standards, Sun-section 4. Are for clarification purposes.

- Page 218, Section A – Applicability, Sub-section 3. Clarifies that the applicant can request up to a 30% reduction in landscaping, which is a minor adjustment. The applicant can go to the Planning Commission for a larger or major adjustment to landscaping.
- Page 192 added electrical charging stations in Sub-section i, and disposable recycling containers in sub-section k.
 - Moritz asked what building will have this requirement and if the charging stations would be dedicated spots. Hitt stated that multi-family and large commercial only and yes, they would be. He is expecting the state to come out with more regulatory directions soon.
- Jackson asked what we changed the irrigation in landscaping regarding the minor adjustment. Hitt stated that page 51 shows the minimum landscaping, and the adjustment gives flexibility. Jackson wanted to know why irrigation was a requirement and not an option.
 - Moritz agreed that as it is written, we are demanding that they have sprinklers, but they do not have to turn them on. Is this correct? Hitt said it was correct. The city can require maintenance of landscaping is the Planning Commission desired. The Commission can approve the code as written to get the legal process moving and come back and amend it before the final approval.
- **Wullenwaber motioned to approve the current draft version of the proposed Harrisburg Zoning, Development and Land Partition Code, and to continue with the next steps required for adoption of the new code. He was seconded by Giles. The Planning Commission then voted unanimously to approve the current draft version of the proposed Harrisburg Zoning, Development and Land Partition Code, and to continue with the next steps required for adoption of the new code.**

OTHERS

- Eldridge gave updates on Butterfly Garden on 7th Street. Tim is getting bought out by the developers. They are almost to the final plat stage.
- Eldridge gave update on Shadowood on the end of Sommerville Loop. They have until the 1st of March to submit their final plat. They are working on getting extensions on some of the requirements. They might have to come back in front of the Commission.
- Eldridge gave update on Meadowood on Sommerville Loop. They have acquired their wetlands delineation permit. The developer notified the property owner that they were not going to move forward with the project. However, the developer has not notified the City that they are not developing. They have until this summer to finish the project.
- Wullenwaber asked about what was happening to the people at the old paintball property. Eldridge stated that they were supposed to be building. The city is sending letters to notify them that they are not in compliance.

With no further discussion, the meeting was adjourned at the hour of 8:11 pm.

Chairperson

City Recorder