CALL TO ORDER  *(video 00:08:35)*  
The meeting was called to order at 4:37 p.m. by Vice-Chairman, Mattie Mead.

ROLL CALL
PRESENT
Chairman, Neil Morrow (absent)  
Vice-Chairman, Mattie Mead  
Commissioner, Brenda Moczygemba (absent)  
Commissioner, Spencer Cordovano  
Commissioner, Tim Carter

STAFF
Director, Planning and Building - Suzanne Frick  
Senior Planner – Morgan Landers  
Senior Planner – Abby Rivin  
Associate Planner – Adam Crutcher  
City Clerk - Tara Fenwick

COMMUNICATION FROM COMMISSIONERS:  
None.

CONSENT CALENDAR — ACTION ITEMS:  *(video 00:09:34)*  
Motion to approve the Consent Agenda.  Motion made by Commissioner, Spencer Cordovano,  

PUBLIC HEARING:
1. **ACTION ITEM:** Recommendation to approve the Gem Street Replat Subdivision Preliminary Plat (P21-101) located at 131 Topaz Street.

   Associate Planner, Adam Crutcher provided the Commission a short presentation.

   Commissioners asked questions and received answers from staff and representatives of the applicant.

   Vice-Chairman, Mattie Mead, allowed public comment.

   **Public Comment:**  
   None.

   Vice-Chairman, Mattie Mead, closed public comment.
Commissioners discussed the recommendation.

**Motion to approve the Gem Street Replat Subdivision Preliminary Plat. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.**

2. **ACTION ITEM:** Pre-Application Design Review for Solstice Development, a mixed-use project located at 4th Street and Main Street, (Lots 1 & 2 Block 5).

Senior Planner, Abby Rivin provided the Commission a short overview of the project.

Architect, Peter Paulos presented a project overview to the Commission.

Applicant, Chris Ensign shared comments.

Commissioners asked questions and received answers from the applicant.

Vice-Chairman, Mattie Mead, allowed public comment.

**Public Comment:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Video</th>
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<tbody>
<tr>
<td>Perry Boyle</td>
<td>Video 00:50:36</td>
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<tr>
<td>Shannon Flavin</td>
<td>Video 00:52:20</td>
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<tr>
<td>Jay Hammer</td>
<td>Video 01:26:10</td>
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Vice-Chairman, Mattie Mead, closed public comment.

Commissioners discussed the project and provided feedback.

**Motion to approve the pre-application design review for Solstice development and incorporate changes applicable to feedback provided. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.**

Vice-Chairman, Mattie Mead, called for a 5 mn. recess.

3. **ACTION ITEM:** Recommendation to review and provide direction to staff on the Development Agreement Amendment and Condominium Preliminary Plat applications for the 1st and 4th Mixed Use project at 391 N 1st Ave.

Senior Planner, Morgan Landers provided the Commission a short presentation.

Commissioners asked questions and received answers from staff.

Applicant, Jack Bariteau addressed the Commission on behalf of the project.

Vice-Chairman, Mattie Mead, allowed public comment.
Vice-Chairman, Mattie Mead, closed public comment.

Commissioners discussed the project and provided feedback.

Motion to accept amendment agreement 1 – 7, with the recommendation that the 12 units be deed restricted to income categories 4 – 6, in the 1st and 4th Mixed Use project at 391 N 1st Ave. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

Motion to recommend approval of preliminary plat, subject to conditions 1 – 3. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

COMMUNICATIONS FROM STAFF:
Reminders of upcoming meetings.

ADJOURNMENT:
Motion to adjourn at 8:02 p.m. Motion made by Commissioner, Spencer Cordovano, Seconded by Commissioner, Tim Carter. Voting Yea: Mead, Cordovano, Carter.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick