

Planning Commission meeting minutes from the July 17, 2015 public hearing.

## **CALL TO ORDER**

Vice Chair Kehrlein called the meeting to order at 7:04 PM.

## **ROLL CALL**

Commissioners present: Roxanne Ezzet  
Esther Gonzalez-Parber  
Phil Green  
Shelly Hamilton  
Shelby LaMotte  
Vice Chair Laura Kehrlein

Commissioners absent: Brannon Ketcham

Staff members present: Linda Neal, Principal Planner

Staff members absent: Jim Moore, Director of Planning and Building Services  
Joanne O' Hehir, Minutes Clerk

## **APPROVAL OF AGENDA**

M/S, Ezzett-Hamilton, moved to approve the agenda as submitted.

AYES: all

## **CONSENT CALENDAR**

### **156 Cascade Drive; Application # 13-11**

**Request for a modification to the design of a previously approved Use Permit for an exterior deck addition to an existing single-family residence; Assessor's Parcel No. 003-141-17; Residential Single-family RS 6 Zone; Matt and Mireya Quirie, owners; McCoy Architecture, Inc., applicant; CEQA categorically exempt, § 15303.**

M/S, Ezzet-Green, moved to approve application 13-11 as submitted based on findings and subject to conditions contained in the staff report.

AYES: all

## **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

There were no public comments on non-agency items

## **PUBLIC HEARING ITEMS**

### **420 Scenic Road; Application # 14-25**

**Request for an Encroachment permit and Fence Height Variance to erect a 5 foot fence and plant a row of trees and shrubs along the property frontage, within the public right-of-way in front of the existing single-family residence; Assessor's Parcel No. 001-051-02; Residential Single-family RS 6 Zone District; John Santori, applicant/owner; CEQA categorically exempt, § 15303(e) and 15305(b).**

Principal Planner Neal gave the staff report and advised the Commission that they had received last minute e-mail from a neighbor supporting the proposed project.

Commissioner Green asked that the new indemnification language be included in the Revocable Encroachment document.

Commissioner Gonzales-Parber asked for clarification on how far into the public right-of-way the fence and landscaping will encroach.

John Santori, the owner/applicant, informed the Commission that the neighbors he has talked to are happy with the plan. He indicated that the other problem he has had repeatedly because of vehicles parking along his frontage is his water meter being damaged and having to be replaced.

M/S, Green-Ezzet, moved to approve application # 14-25 with the added condition that the new indemnification language be inserted in place of the outdated indemnification language in the Revocable Encroachment Permit document.

AYES: all

## **MINUTES**

Commission Hamilton recommended that page 6 of the May 29<sup>th</sup>, 2014 minutes, paragraph 7, be amended to include the following comment that she made:

Commissioner Hamilton explained that there is confusion stemming from public not being clear on the distinction between the locations of different issues that are being discussed. Some of the issue items are found in the Housing Element itself, Some are found in the Town Code and some are found in Ordinance 778. She explained that it is important to make the distinction because where the items are found changes the process that needs to be followed to address those issues and potential corrections. Commission Hamilton stated that there is a distinction between hearing and listening to public comments and agreeing with individual speakers. While individual

Commissioners may not agree with what an individual speaker is saying the Commissioners are truly listening to everyone's concerns.

Commissioner Green indicated that he watched the May 29<sup>th</sup>, 2014 meeting that he was unable to attend and wanted to thank the other Commissioners for being so articulate and indicated that he is enjoying the experience and is proud to be a part of this Commission.

M/S, Ezzet-LaMotte, moved to approve the minutes from the May 15, 2014 meeting as submitted.

AYES: all

M/S, Hamilton-Ezzet, moved to approve the minutes from the May 29, 2014 meeting which the amendment described above to page 5.

AYES: all

M/S, Green-LaMotte, moved to approve the minutes from the June 19, 2014 meeting as submitted.

AYES: all

## **DISCUSSION ITEMS**

### **ZONING ORDINANCE: ISSUES LIST CREATION/UPDATE**

Commissioner Hamilton informed the Commission that on the Town website there is a supplemental packet of information that went to the Town Council at their Special July 16, 2014 meeting that included a list of the comments received at the forum. It includes an itemized list by staff of actions that need to be taken based on the repeal of Ordinance No. 778. She indicated that perhaps these actions need to be included in the list.

Staff was directed to:

- Include Code sections where applicable in the list.
- Combine parking issues into 1 item.
- Move #16 to the beginning of the list as well as the second unit ordinance and the amnesty program/ordinance
- Include in the list the items that were in Ordinance #778 that need to be corrected soon such as pulling the Jehovah's Witness property from being rezoned to PDD.
- Advise the Town Council that the Commission would like an opportunity to review the noise ordinance when it is amended.

The Commission also discussed their willingness to start meeting twice a month if the amount of work necessary to complete all the required Zoning Updates result in too heavy a work load for a once a month meeting.

M/S, Hamilton-Ezzet, moved to adjourn the meeting at 8:00 PM.

Respectfully Submitted,

Linda Neal  
Principal Planner