

MINUTES
NOWTHEN PLANNING AND ZONING COMMISSION MEETING
APRIL 26, 2022

CALL TO ORDER

Chair Ames called the meeting to order at 7:05pm.

All assembled recited the pledge of allegiance.

Present: Bies, Haapala, Jorgenson, Pearo

Also Present: Mayor Pilon, Planner Stockman, Interim City Administrator Boyles

Absent: Carlson

MOTION MADE BY COMMISSIONER BIES SECOND BY HAAPALA TO APPROVE THE APRIL 26, 2022, MEETING AGENDA. MOTION CARRIED. FIVE AYES.

MOTION MADE BY COMMISSIONER PEARO SECOND BY JORGENSON TO APPROVE THE MARCH 22, 2022, MEETING MINUTES AS SUBMITTED. MOTION CARRIED. FIVE AYES.

1. PUBLIC HEARING COUNTY VIEW ESTATES 2ND ADDITION, 19370 MARMOSSET ST.

Chair Ames opened the public hearing at 7:10pm. Planner Stockman indicated that the proposed action involves the subdivision of one 26.25-acre parcel into three lots, a variance for lot width measured from the front setback line, and vacation of the old drainage and utility easement. An approval is recommended for both the subdivision and variance.

Commissioner asked initial questions about legal publication, lot width on cul de sacs, and the request for variance.

Jane Sherrit of 19423 Marmoset expressed concerns that the potential placement of one of the new houses could make her feel closer and she prefers the rural feeling she presently enjoys. The lot width of 300 feet should provide flexibility in house placement.

Other commissioner questions had to do with the previous owner creating a problem because of parcel shape, the degree to which lot width determines home placement, the standing of the existing drainage and utility easement.

The public hearing was adjourned at 7:27pm. Commissioners discussed lot sizes, property lines and setbacks between structures as strategies to maintain appropriate separation. Planner Stockman was asked to check between lot 2 and lot 3 to see if an adjustment is possible. Commissioners expressed concerns that additional adjustments could be undesirable.

MOTION BY COMMISSIONER PEARO SECOND BY BIES TO APPROVE THE PRELIMINARY PLAT OF COUNTRY VIEW ESTATES SECOND ADDITION, A VARIANCE FOR LOTS 1 AND 2 TO ALLOW LOT WIDTHS OF 202.2 AND 198.4 FEET RESPECTIVELY, AT THE BUILDING SETBACK LINE AND TO VACATE THE DRAINAGE EASEMENT ESTABLISHED AS PART OF COUNTRY VIEW ACRES. MOTION CARRIED. FIVE AYES.

2. PUBLIC HEARING TO CONSIDER GRANTING A SETBACK VARIANCE TO REPLACE A SEPTIC SYSTEM AT 19934 BIRCHWOOD LANE ON TWIN LAKE.

Chair Ames opened the public hearing at 7:38pm.

Planner Stockman noted that as part of house sales the septic system must be brought up to current code. This variance should have been approved before the property was placed upon the market.

Commissioners asked about the location of the neighbor's well which is unknown, discussion took place regarding the proposed box mound system and the safeguards it including placement from the ordinary high-water line as possible.

Jane Finn the owner at 19934 birchwood stated that the home is used as a cabin on weekend only.

Chair Ames closed the public hearing at 7:44pm.

MOTION BY COMMISSIONER PEARO SECOND BY BIES TO APPROVE THE PLANNING COMMISSION FINDINGS AND RECOMMENDATIONS APPROVING THE VARIANCE FOR A SEPTIC SYSTEM SETBACK FROM THE OHWL FOR 19934 BIRCHVIEW LANE NW. MOTION CARRIED. FIVE AYES.

3. CONTINUED DISCUSSION OF ARCHITECTURAL STANDARDS AND OTHER SITE DESIGN CRITERIA RELATED TO COMMERCIAL INDUSTRIAL USES

Planner Stockman distributed pictures of diverse colors and designs of commercial and industrial buildings found in area cities. She notes she did not

find a white building although commissioner Pearo did. The conclusion was that most cities use neutral colors. Most often doors, windows, eaves, railings overhangs and the like are used as contrasts.

The commission acknowledged that that textures, sheens, stucco, concrete panels, stone and brick, glosses, and ornamental metals are also used. The commission discussed colors that are subject to ultra-violet damage, and which do not show it. Roof top and ground level mechanical were discussed. Parking location and layout was considered,

Commissioners agreed to integrate the proposed ordinance changes and review next time. Identification of the community is desired. Commissioners mentioned that the use of glass be explored, how to use planting to accentuate and to buffer. To encourage use of the standards, pictures should be incorporating in the standards so people can visualize.

For the next meeting in addition to the narrative discussed, the planner was asked to put together some conceptual drawings for commissioners to view and choose between which display buildings, surrounding areas, buffering, concealment, contrasts storefronts and metal fences for example. Pictures and narrative together will help fortify people's understanding of what is sought by the community.

UPCOMING PROJECTS AT THE MAY MEETING:

O Shermer five-lot plat on Twin Parkway

O Amended CUP for Cell Tower at 5606 Verde Valley Road

**MOTION BY COMMISSIONER HAAPALA SECOND BY BIES TO ADJOURN.
MOTION CARRIED. 5 AYES.**

The meeting was adjourned at 8:50pm.

Respectfully Submitted,

Dale Ames

Chair

Frank Boyles

Interim City Administrator