

PRESENT: Commissioners Will Smith (chair), Nikki Rohan, Casey Weeks, Tina Lassen

ABSENT: Commissioners Nathan DeVol, Bill Irving, Serap Daniel

STAFF: Associate Planner Jennifer Kaden, Senior Planner Kevin Liburdy

MINUTES

I. CALL TO ORDER – Chair Smith called the meeting to order at 5:30 p.m.

II: PUBLIC HEARING

FILE No. 2016-42: Application by Michael Kitts for a Conditional Use Permit for a three-unit Townhouse Project including a three-parcel Minor Partition. The applicant is constructing a triplex and now seeks approval to convert the triplex into townhouses. The site is accessed via a shared private driveway from E. 3rd Street and the proposal includes paving the shared private driveway, installation of utilities, landscaping and of associated site improvements.

Chair Smith read the procedural script and opened the public hearing. Smith also asked for declarations of ex parte contact, conflicts of interest and other disclosures.

No ex parte contact, conflict of interest or bias was declared by any member of the Planning Commission.

Smith also asked if the audience or any commissioner wished to challenge a commissioner. There were no challenges to the commissioners by the audience or by other commissioners.

STAFF REPORT: Associate Planner Jennifer Kaden presented the staff report and described the proposal and applicable criteria. Staff received an email today from a property owner located in the vicinity of the site who had questions about building height and the City's Geologic Hazard Overlay Zone. Written comments prepared by staff at the time of review of the building permit for the triplex were forwarded to the applicant and the commission. Kaden suggested a finding related to the Geologic Hazard Overlay Zone could be added to the final decision. Kaden also explained that each of the three townhouse lots must meet the 55% maximum lot coverage allowance in the R-3 zone, that the original submittal did not meet this standard, and that the project surveyor had provided a revised preliminary plat demonstrating how the project would meet the standard. Kaden recommended approval of the application subject to the conditions drafted in the staff report.

Smith asked if any commissioner had any questions.

Commissioner Rohan asked about the building height calculation.

Senior Planner Kevin Liburdy explained that how building height is calculated is included in the definition of building height (HRMC 17.01.060)

PUBLIC TESTIMONY: Applicant Mike Kitts described the project and said it had been challenging to construct. He noted that a geotechnical report was done in association with the building permit.

Smith asked what aspects were challenging. Kitts said that 130 loads of rock, oil tanks, and asbestos was removed from the site. The size of beams uses and footings were oversized and the project had been over-engineered.

Commissioner Lassen asked about the size of the garages and parking in driveways. Kitts said the garages were massive with wide doors to help with vehicle turn around. There is no on-street parking.

Smith asked if staff had any other comments

STAFF RECAP: Kaden clarified that the required parking was accommodated in the garages and that the driveways are not sized to accommodate parking spaces.

Lassen asked for clarification about the parking findings on page 4 of the findings. Kaden responded that the finding is based on the garage parking is shown on the floor plans.

After determining there were no other parties submitting testimony, Chair Smith closed the public testimony for deliberation.

MOTION: Commissioner Rohan made a motion to approve the Conditional Use Permit for a three-unit Townhouse Project including a three-parcel Minor Partition subject to the findings and conditions of approval in the staff report with the addition of a finding related to the required geotechnical report. Commissioner Lassen seconded the motion. Motion passed unanimously 4-0.

- III. **STAFF UPDATE:** Liburdy explained that a public open house for the Westside Area Concept Plan will be held March 9 from 6:30-8:30 p.m. at Westside Elementary School. Also, a joint briefing for the planning commission and city council about the plan will take place on March 13 at 5:00 p.m. in the city council chambers, prior to a city council meeting.
- IV. **ADJOURN:** 5:50 p.m.

ATTEST:

William Smith

William Smith, Chair

4/24/17

Date

Kevin Liburdy

Kevin Liburdy, Senior Planner

4/24/17

Date (Approved)