

**MINUTES OF THE PLANNING AND ZONING COMMISSION
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

October 19, 2020

**Regular Meeting: 5:00 PM
Council Chambers**

Hayden City Hall, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

Chair Petersen called the meeting to order at 5:00pm.

ROLL CALL OF COMMISSION MEMBERS

Chair Brian Petersen	Present
Commissioner Alan Davis	Present
Commissioner Benjamin Prickett	Present
Commissioner Shawn Taylor	Present
Commissioner Brandon Bemis	Absent
Commissioner Corey Anderson	Absent

STAFF PRESENT

Melissa Cleveland, Community Development Director
Caitlin Kling, Legal Counsel
Donna Phillips, Senior Planner
Shannon Drappo, Commission Clerk

FLAG SALUTE

Shannon Drappo led the flag salute.

CALL FOR CONFLICTS OF INTEREST

Chair Petersen asked the Commission Members if there were conflicts of interest for any items on the Agenda. There were none mentioned by any of the Commissioners.

CONSENT CALENDAR:

The Consent Calendar included the approval of the meeting minutes for October 5, 2020, the approval of the Written Recommendation for PZE-20-0177 – Foy Zone Map Amendment and approval of the Written Recommendation for the 2040 Comprehensive Plan Update. Commissioner Taylor made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Prickett and all present were in favor. The motion passed.

PUBLIC HEARING

There were no public hearings on the Agenda.

NEW BUSINESS

Due to the resignation of Vice-Chair Michael Craemer, the appointment of a new Vice-Chair to the Planning and Zoning Commission is needed. Chair Petersen asked if anyone on the Commission would like to volunteer for the position. Commissioner Davis stated he wouldn't mind resuming the position, however, would like to give Commissioners Taylor and Prickett the opportunity as they have never held that position. Commissioner Taylor moved to appoint Commissioner Alan Davis to Vice-Chair of the Planning and Zoning Commission and Commissioner Prickett seconded.

Roll Call:

Chair Petersen: Yes

Commissioner Davis: Yes

Commissioner Prickett: Yes

Commissioner Taylor: Yes

All were in favor and none were opposed. The motion passed.

Ms. Kling stated new positions will be appointed in January. Chair Petersen asked the Commission to think about taking on the Chair and Vice-Chair positions between now and then.

CONTINUING BUSINESS

There were no continuing business matters to be discussed.

REVIEW OF UPCOMING MEETING CALENDER AND REPORT ON COUNCIL ACTIONSDirector's Review

Ms. Cleveland mentioned our goal tonight is to workshop Title 11 in order to bring the thoughts of the Planning and Zoning Commission to the Joint Workshop with City Council on 10/27/20. She reminded the Commission of the date and time of the Joint Workshop and attendance from the members of the PZC would be very beneficial. It is important to tie Council in since there are significant changes with the addition of new zones.

On November 10, 2020, the Comprehensive Plan Updates will be brought to Council. Ms. Cleveland believes it would be wise to present both the Comprehensive Plan and Park Plan updates at one time. She noted that the Park Plan is on the website, under Imagine Hayden, and the Sewer and Transportation Plans will be available soon.

Ms. Phillips stated PZE-20-0177- Foy Zone Map Amendment will go forward to Council on 10/27/20 as well. It will be presented as a Public Meeting.

Ms. Cleveland announced that our new Planning and Zoning Commission Member, Mary Howard, will be appointed on 10/27/20 at the City Council meeting and will try to join us at the Joint Workshop. Her appointment will bring PZC back to a full Commission.

Planning and Zoning Commission

November 2, 2020

- Consent Calendar
- PZE-20-0171 Title 12 Amendments – Public Hearing
- PZE-20-0021 Jackies Family Trust Annexation – Public Hearing

City Council Actions

October 27, 2020

- PZE-20-0102 Stone Creek North – Public Hearing
- PZE-20-0177 Foy Zone Map Amendment – Public Meeting

WORKSHOP

- Title 11 – Zoning Regulations

Ms. Phillips led the workshop. This has been a joint effort between her, Ms. Cleveland and various City Staff throughout the process, therefore, Ms. Phillips will present and Ms. Cleveland will add details as we go. Hayden is in the midst of a housing crunch. Over the last 8 years, the median house price has increased 18%, rent is up 25%, and 1/3 of our citizens are “cost burdened”. There is a 3% vacancy rate for Single Family homes and our City is missing the middle type of housing (townhomes, cottages, etc.).

Ms. Phillips presented the Future Land Use Zone Map. The yellow sections are proposed to remain SFR, orange sections would be Mixed Residential, purple sections would be Mixed Use, and the striped section is slated to be Residential Suburban.

There are many flaws in the current code. For instance, in the R-1 zone, only one dwelling per lot is allowed with an approved Accessory Dwelling Unit, and duplexes are available by special use permit, but shouldn't be allowed. The Multifamily zone in Hayden is not truly Multifamily. A special use permit for more than 5 dwelling units within a building is required, only one MF building can be built on a lot, so a complex requires more land. Apartment complexes are not allowed, single family homes are not allowed and the zone requires 10% more open space than our R-1 zone. Multifamily dwellings are allowed in the commercial zone by a special use permit and it starts at more than 3 units per dwelling. A single-family residence is considered non-conforming in a Commercial zone. The property owner would have 3 options for the non-conforming structure: 1) convert the residence into a space where only 25% of the structure is the living space, 2) add a 2nd story to the residence for living space, or 3) demolish the residence.

Residential use definitions were covered next. Elizabeth Allen had started a chart prior to her resignation to show the differences. Ms. Phillips then went on to discuss the definitions for Accessory Dwelling Unit, and Caretaker Residence. Ms. Cleveland interjected stating the Caretaker Residence would not, for example, be a dwelling unit on a farm. It would fit more as a dwelling unit on a Storage Unit facility. Single Family Dwelling was the next definition covered. Ms. Kling stated that 8 or less un-related persons are allowed in residential. Two or more family dwelling units was defined next. Chair Petersen asked for clarification, as he believes the definition should not include "or more." Ms. Cleveland agreed and made a note to change that definition. Manufactured Homes is a definition taken right from Idaho State Code, stating the home must have been constructed since June, 15, 1976 and bears seal of U.S. Department of Housing and Urban Development (HUD). These are usually in a community, however in the R-1 zone, it has to be multi-sectional and larger than 1000 sqft. Residential houses don't have a minimum, but Manufactured Homes do. Commission Taylor received clarification on a Manufactured Home Community within the R-1 zone. Ms. Phillips noted the minimum size of a manufactured home within a community is 400 sq. ft. We have many manufactured homes in every zone within the city. Many are non-conforming uses. She went on to define a Manufactured Home Community and stated that if any would want to build this sort of community in today's code, it would have to be as a Planned Unit Development (PUD).

The definition of a Townhome was explained next, with Ms. Cleveland presenting pictures of samples of townhomes throughout our area. These are buildings designed with no more than three dwelling units for use and occupancy by no more than three families. Each dwelling unit is platted on an individual lot. The front of the home is on the street, and the back of the home has a garage, usually with a shared alley way. Each unit has individual lot lines. The townhomes at Sherman Avenue and 8th Street is the other sample presented. They are also alley loaded. They have a lot of different styles, but all look like single family homes.

A Cottage house is a building designed with one dwelling unit for use and occupancy by no more than one family. Each dwelling unit is platted on an individual lot with a shared open space or green court. Ms. Cleveland stated these can also be found in the Coeur d'Alene Place community. In that example, they share a greenspace. This is a completely different product than what we have now in Hayden. Ms. Phillips continued with Apartment and Condominium definitions. With a Townhome, there is individual land ownership, while there is no land ownership with a Condominium. A condominium would normally only have ownership of the dwelling unit, as it can be on multiple levels. A Multi-family building has four or more dwelling units, excluding attached single family townhome units located on individual lots.

The Residential Suburban zone (proposed to remain on Chateaux Drive) has far less density, and is in one specific section of town. The homes sit on large parcels and the purpose of R-S is a land use classification suitable for single-family dwelling units on larger lots and agricultural uses only. Ms. Cleveland showed a picture of Chateaux Drive where the lot lines are drastically larger than other parcels in the area. Chair Petersen asked, if this were to be codified, would the owner be allowed to come in and request a zone

change? Ms. Cleveland stated it could change, but would have to conform to two dwellings per acre. Commissioner Taylor asked if we would recommend this zone in any other location within Hayden, and if not, why? Ms. Cleveland noted that the Community as a whole has not voiced farm land is something wanted in Hayden. Our Comprehensive Plan Consultant wasn't even happy keeping that zone on Chateaux Drive, but it is what that particular part of the community wants, so we listened. We are moving more towards an urban feel however, in the rest of the City. When land is developed that low in density (R-S), it ends up costing the City more in the long run. For example, plowing a road with 15 people versus 100 people. Ms. Kling interjected, stating that with the mixtures of land use in the Comprehensive Plan, there will be quadrants (like the Northwestern quadrant) that no longer look like the vast prairie we see now. Huetter bypass is set to go in and is a corridor that can handle Multifamily Residential traffic. We are losing pockets of the city we can do that in. Discussion was had regarding the fees for land with less density and between zones. Ms. Kling mentioned other cities do have varying fees and we can discuss various impact fees in the future. Ms. Cleveland went on to say that certain areas may have different costs, not normally zones, and Ms. Kling noted that we do differentiate already within transportation fees. Chair Petersen presented a scenario where a person buys land with low density and then wants to put more homes in, would it make sense to have them do a zone change? Ms. Cleveland stated that the new land owner would have to come in for a Zone Change Amendment and a Comprehensive Plan Amendment. Liberty Lake has minimum densities in their code. We do not currently have code that enforces that, but do find it interesting. It may fit for Hayden. Chair Petersen thinks we should talk about putting in a minimum lot size, for R-S or have higher impact fees if they decide to exceed that. Commissioner Taylor stated the impact is less due to less people on the road and 2 homes per acre as opposed to 6 homes. Also, their property values would be higher. For example, in the Forest Hills Subdivision, you can have \$1 – \$2 million homes where property taxes are much higher. We may want to think about impact fees on that side. Ms. Kling explained that our impact fees are broken down by R-1, C and MF categories. The Northwestern quadrant is going to have much more impact than any other area. Those are good points on both sides. She has never heard of a developer ever wanting to put in less than they can. Discussion about the prairie staying the way it is and keeping it R-S on the outskirts was had, with comments about running into Rathdrum where they are building R-1 in their portion of the prairie was brought up. Kootenai County just reduced their zones from agricultural to residential because it is clear the prairie is going. Chair Petersen indicated we need to protect the zone because we would not want the community complaining that we are ruining the feel of their neighborhood. Ms. Kling explained that we need to accommodate every family and not limit Hayden to the 1-2 acres estates.

Ms. Phillips continued with a further explanation of the proposed R-1 Zone. This is a classic Hayden neighborhood which maintains a minimum lot size of 8,250 sqft. We would no longer allow two-family dwellings by special use permit, but will still allow an Accessory Dwelling Unit. The code for ADUs will still abide to all setbacks and driveway requirements. We would like to see square footage closer to 1000 sqft instead of 850 sqft. Commissioner Taylor stated Kootenai County's Code states an ADU cannot exceed half the size of main house.

Commercial Zone was the next topic. Vice-Chair Davis questioned if the proposed zone would ban any sort of Coeur d'Alene's "Riverstone" feel, with apartments above commercial buildings. Ms. Phillips explained it would be allowed in the Central Business District and Mixed Use Zones. Ms. Cleveland noted this zone has been designed to be very particular in what we designate as commercial. Residential will no longer be an allowed use in this zone. We have worked closely with the airport in regards to the areas in the runway protection zones, and have switched the Future Land Use Map from Mixed Use to Commercial zone to alleviate the chance of high-density homes being built there. Ms. Kling noted that we have had that request in the past, so it is good to show that Hayden is not interested in having that sort of housing in this zone. Ms. Phillips posed the question to the Commission if Caretaker Residences should be approved in this zone.

Central Business District is an overlay district within the commercial zone. It includes additional allowed uses but also has requirements to help promote a pedestrian oriented mix of commercial uses, including small scale retail, restaurants and professional services with residential uses intermixed. It is within the community center in support of a sustainable downtown business core.

Ms. Phillips continued with stating our proposed Mixed Residential zone is defined in the Comprehensive Plan as a zone that can accommodate a range of residential structures, including single family, two-family, and three-family units as well as accessory dwelling units. We are looking at a density of 6-8 dwelling units per acre. Ms. Cleveland stated this is how we modeled our plans, using 7 dwelling units. She went on to say that she hunted around different cities and codes to look for subdivisions that were done well. SFRs in subdivisions that had a mixture of housing, and minimum lot sizes of 5000 - 6000 sqft had good character in the development, as it is different than a normal SFR home setting. Duplexes were on a 7000 sqft lot. In regards to the cottages, she is not sure we need to have a minimum lot size, or if the lot coverage and setbacks could determine the layout of the developments. There are many different types of layouts. We should be shrinking the lot size down, share open space somewhere else. She would like the Commission to give some guidance on what they envision. Commissioner Prickett mentioned he agrees that there would be market-driven demand for this type of home for those who no longer want to have the upkeep of large lots. Ms. Phillips gave direction on the chart referencing Mixed Residential uses. She stated the setbacks were listed in order of Front, Rear, Side and Flanking Street. Ms. Cleveland stated the average setbacks she saw in the cottage communities were roughly 20 ft. from the rear, and 5-6 feet from the side. They should have a 10 ft. minimum between homes to adhere to the fire wall separation. These homes are typically alley-loaded, which makes them successful. Commissioner Prickett received clarification on setbacks from Ms. Kling, that in CDA Place, they have a 5' setback on each side of the home, making it 10' between houses. She also mentioned there are many different housing types in that community. Ms. Phillips went on to say that in a Mixed Residential SFR lot, an ADU is okay with the setbacks of 35' front, 5' between structures, and 5' side and rear. Ms. Cleveland said Spokane allows ADUs above garages, with a separate entrance. Chair Petersen likes the example of setbacks being 20', 20', and 5'. Ms. Phillips suggested a 25' setback on the side with the garage, 20' setback on opposite side. The reasoning behind a 25' setback on the garage side is to allow residents to park in front of the garage and not hang over the sidewalk. Commissioner Taylor also stated that the closer the home is to the road, the slower people tend to drive. Chair Petersen made a suggestion to allow a total lot size of 40', front to back, with a minimum 25' for garage side, and front setback minimum of 10'. Would this also apply to townhomes?

Ms. Phillips then discussed what a Cottage Court is as well as the requirements: 1) Individual lots or condo allowed, 2) Up to five condo units allowed on one driveway (5 dwelling units per driveway), 3) Sheds prohibited, 4) 600 sqft of common open space provided for each cottage home (setbacks are not included) – perhaps a combined area and HOA maintains open space. The 5th requirement is up for discussion, being a maximum lot size. Ms. Cleveland would like to remove “Condo” from requirement #2. Ms. Phillips went on to show a couple of examples of ways to set up a Cottage Court with green spaces, parking options and build-on options. Ms. Cleveland reiterated 2 parking spots would be provided per dwelling. Coeur d’Alene has run into an issue with apartment homes and parking, so we want to be sure to not run into that problem. Ms. Phillips wants to know how we would like to proceed with a maximum lot size. Discussion between the attendees on this issue took place, with speaking points being larger lots next to cottages and running into the problem of a neighbor not wanting cottages next door, also not limiting the top end. Vice-Chair Davis mentioned it may be better to tackle it as a ratio to lot size versus placing a maximum. Ms. Cleveland said the issue is that the lots may be too big, therefore not getting the mixed-residential use we are looking for. We do not want to set us up for failure in the future. A maximum may be a good idea, perhaps as a ratio of footprint of home versus lot size, Commissioner Prickett recommended. Ms. Cleveland mentioned we may be able to put conditions on the plat to indicate home sizes on lots. After further discussion, Chair Petersen stated the opinion of the Commission is to do something to keep the missing middle. However we get there, it needs to happen. Commissioner Taylor wants to be sure we are not missing a loophole. Ms. Cleveland stated they will do some more research before the City Council meeting.

Townhome requirements were next to be introduced. Ms. Phillips stated the example used for Townhomes shows a 60%+ lot coverage for the middle unit, and zero rear, 20'+ front, and 5'+ side setbacks. We are not married to these setbacks. Ms. Cleveland interjected here and said she called Greenstone, a prominent and local Townhome developer, and they said having up to 70% coverage makes these successful. Townhomes should have 2 car garages, but being that they are against an alley, you can't see a driveway isn't there from the street. Discussion ensued regarding garages and if they should be a requirement. It was deemed necessary to include them with our weather and a zero setback in the alley. Commissioner Taylor asked if parking lots are considered a common area. Ms. Cleveland stated they are not, but that the HOA is responsible for maintaining that area. Ms. Phillips added that because a parking lot is not a "greenspace" area, it would not count as "common area." It was also the opinion of the Commission to require no less than a 10' front setback, but no more than 20'.

Ms. Phillips then stated Townhomes must meet following requirements: 1) Up to three dwelling units per building, 2) Zero lot line on middle unit, 3) Condo/Townhome Plat can have up to three units on one lot, 4) Each unit must touch land (no second or third floor units, without part of the unit on the ground), 5) Cannot have more than one building on one lot.

The proposed Mixed Use Zone definition in the Comprehensive Plan states mixed use areas allow for both residential multi-family (three or more units per structure) and commercial land use types, creating a flexible environment for development with fewer restrictions on structure types and densities. The Zone District Purpose is defined as the Mixed Use zone is land use classification for a district suitable for a mix of residential multi-family of three or more units per structure and low impact service-oriented commercial uses. The allowed density in this zone will be a maximum of 20 dwelling units per acre. Ms. Cleveland stated that for the studies conducted for the Sewer and Transportation Plans, they used an 11 du/ac, plus half of the acreage has Commercial use. The combination of buildings and residences cannot exceed 20 dwelling units. They are trying to balance it out. Ms. Kling commented that people have already reached out for this type of housing. Ms. Phillips said this is a good mixture of commercial and residential. Commercial setbacks will be 40' in the front (or 20' if parking is in the rear), and 20' in the rear, due to potential residential use. We do not want the structures right up to the neighbor. Side setbacks are consistent with fire code at 10'. We want to be cognizant of who the neighbors might be. It could be residential or commercial. Lot coverage matches the previous Townhome and Condo requirements. She then reviewed a chart with ADU and parking space requirements. They will look at commercial use to figure out what would be required for parking. A company may request a parking exception. Ms. Cleveland asked the question of whether or not we want to require open space in this zone. Alan Soderling, City of Hayden Public Works Director, mentioned in conversation with Ms. Cleveland that people may want space where they live. Ms. Cleveland believes this demographic may not need that. Commissioners agreed this isn't something that should be required. Ms. Cleveland then stated you can have more than one building in Mixed Use, such as a complex. The Multi-family Zone is not working, and many people are waiting for this new code. In the years she has worked here, they have not had one development in the Multi-family Zone, only as a Special Use Permit in the Commercial Zone.

Ms. Phillips continued to the next slide of her presentation, where all zones are displayed with Use, Height, Minimum Lot Size, Lot Coverage, Setbacks, ADU and Lot Frontage requirements charted. She mentioned that in the memo to the Commission, the height maximums between the Residential Suburban zone and the Central Business District Zone increases, and the Lot Coverage for Commercial and CBD is not stated because those are based on building size, water drainage and use. Discussion regarding the height of an ADU took place, as the Commission feels 20' is not enough if we are going to allow those over garages. It is the Commission's opinion that this should be allowed anywhere an ADU is allowed, therefore, Ms. Phillips said she will update the setbacks based on conversations during this meeting to reflect that. Ms. Kling added that Homeowner's Associations and CC&Rs can deem the allowance or prohibit the garage ADUs if they wish. Ms. Phillips stated that today we require every new lot that has been created, has lot frontage requirements on public and private roads. With Cottages, they would not own lot frontage because they would be on a driveway or private alley. Chair Petersen requested we drop

that requirement in that situation. Discussion was made regarding the frontage requirements. Ms. Cleveland will do more research on some of the townhomes that went in Coeur d'Alene before a decision is made to remove the lot frontage requirement for all of Mixed Use, or just for the Cottages. Ms. Phillips recommends keeping the requirement in, but allowing for an Administrative Exception Request during the subdivision process, if the developer is having a hard time making that work.

The next item for presentation was the Allowed Uses chart. Ms. Phillips indicated that Title 11 will be entirely overhauled and will now be presented in table form. Each use has a definition similar to what was used for this workshop. The asterisks mean there is a design standard that is allowed. The design of this chart is up for editing. She asked the attendees to recognize that the brown column is there for reference only; it will be deleted. Items in green are changes in verbiage to address each use. They are proposing to change "Accessory Living Unit" to "Accessory Dwelling Unit" and the Caretaker Residence type can stay or go. Zero lot line types are allowed in the Mixed Residential use, but she would like to know if they should be allowed by special use permit as well. Commissioner Taylor asked where they would make that transition. Discussion about townhomes in the Mixed Use Land Use was had. Townhomes in Mixed Residential would be on their own lot and sold that way. Would that style of home be allowed in Mixed Use, or is it now incompatible as a rental. Do we want single home purchase in Mixed Use? Tri-plex is where we should start in Mixed Use, and they would not call them a Townhome. It was determined there should be no less than a 3-unit minimum. Mixed Residential would be up to 3 units. Another topic covered was if they want 3 or more building structures by conditional use permit. They would be on their own lots. The Commission agreed that it should allow that, but not like an apartment building. 6-8 du/ac was the opinion.

Ms. Phillips continued to discuss the chart, noting the Additional Regulations column will include the design standards related to the asterisks. There will no longer be a need to page through codes to find them.

Neighborhood Nodes was the next topic covered. Ms. Phillips showed a picture of this sort of category in Spokane, WA. There will be 3-4 businesses surrounded by homes. Because our neighborhood nodes are primarily in a residential area, they will be approved by Conditional Use Permit. There are 8 requirements that must be met in order to have a CUP/SUP approved. Requirement #5 is related to the design of the building, being that it needs to have a residential character. Chair Petersen said this seems contradictory to #1, where at least 50% of any first floor facing the street must be glass. Most nodes will be facing a street, so he suggests getting rid of this verbiage. Ms. Phillips stated they will look into that. There was also discussion regarding the look of the building. It was mentioned the City will leave some leniency on verbiage for a conditional use permit. Requirement #7 is a happy medium between codes of Light Industrial and Commercial. Chair Petersen asked about flag pole requirements. Ms. Phillips stated we abide by IDC Code, a Building Permit is required, but there are no requirements beyond that. Lighting standards for the businesses within the neighborhood nodes was also discussed. It was indicated that neon signs would be okay due to the fact they are an internal sign.

Other possible Conditional Uses may include Assisted Living Facilities, Bed and Breakfast Facilities, Churches, Community Assembly Halls, Daycare Centers and Preschools, Foster Homes and Schools. They are currently approvable in our Residential/Multi-Family Zone and could potentially be used in the Mixed Residential Zone. The question is: Do these fit? Commission agreed these are all okay within that zone. Ms. Phillips stated they would like to create design standards versus Conditional Use Permits. Ms. Kling stated that some of these uses may fit better in Mixed Use. Larger ones need parking and much larger areas. Ms. Phillips suggested this would also include adult daycare centers. Ms. Kling continued, asking if we should allow them outright with design standards or go through PZC with Conditional Use Permit. There was discussion about Mixed Use size versus Mixed Residential. The Commission stated they would like to see what the standards would be and their opinion is that anything that can be approved via design standard would be beneficial to everyone.

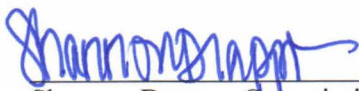
Ms. Phillips stated the questions at the end of the memo. Which type of businesses will not cause a huge conflict with Residential Multi-Family in close proximity to them? Restaurants, bars, taverns, office buildings, dentist offices, etc. Her intent is to take the comments from this meeting and send them with the rest of the Allowed Uses chart. Some uses may look like duplicates, but they are based on what we see come through the door. We could look at those that come in differently together as a group, and she will need documents back by the next meeting in order to have them available by the following Council Meeting. The Comprehensive Plan references 2 new codes, so it would be nice to have this substance ready by the Council Meeting.

Another question brought forward is how we should move forward with dwelling units in Commercial or Light Industrial Zones. Caretaker Dwellings should only include what PZC and Staff deem necessary, and no more. We need to craft it to make sense. Also, is the size of the unit going to be limited, because we haven't had that before? Ms. Kling stated that living units really aren't conducive to where we have Light Industrial. If we allow for Caretaker in Mixed Use, we have no way to govern that. We will likely get many complaints with residences in Light Industrial. Commissioner Taylor suggested we limit uses to the type of business that can have a Caretaker unit. Ms. Phillips stated we could eliminate the Mixed Use Business Park and make it a PUD with allowed uses. We haven't had caretaker unit requests besides storage units and we can take the other requests as they come.

Ms. Cleveland added that the City has 3-4 developers waiting for the Zone Changes. As of now, we would allow what they want to do as a PUD, but people hate the PUD process. Once this is in writing, they are hopeful to get many developers come our way.

ADJOURNMENT

Chair Petersen called the adjournment of the meeting at 7:08pm.



Shannon Drappo, Commission Clerk