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Call to order and roll call:

1. Approval of minutes August 5, 2020 and August 19, 2020. Cliff Goldthorpe motions for approval of minutes as written. Doug Evans seconded the motion.
2. Public Hearing: Crittenden West plat amendment-Applicant Broc King
Stephanie: No one present from the King Residence. Parcel off Steven's Lane. When Broc built his home, instead of pulling out his lot initially, the whole piece was deeded over to him and later he would take out his 1 acre lot and the rest would be agricultural. Therefore, new lot, 5A, would be 1 acre and the rest would be Agricultural parcel B at 3.83 acres. Zane clarified that agricultural piece becomes an unbuildable lot and indicates that a note on plat needs to indicate that Parcel B is unbuildable unless rezoning is done. Stephanie adds: All red line changes should be included on final plat. This also maxes out their density. Zane ask if any public comment for this public hearing. Stephanie-No there is not anyone from the public for this hearing. No questions or comments from the planning commission or public. Doug makes the motion that we approve the Ruth Crittenden West subdivision amendment with the conditions that final plat include a note that agricultural parcel B is not buildable, under current zoning, and that all plat notes from the original plat be duplicated to the amended plat and that all red line changes from the city engineer are adopted. It was brought up they could build a horse shed or a barn but not livable dwellings. No further discussion. Richard Bliss seconded the motion.
3. Public Hearing: Conditional Use Permit- Applicant Jane Davis
Parcel OTBV-306-B conditional use permit for dwelling/barn. Applicant indicates that there is currently a barn structure. Above the barn is a two-story structure, and they want to get approval to change the 850 sq. ft. top floor of structure to a mother-in-law apartment or rental dwelling. Access will remain the same and use the current driveway from New Lane Road. They are not connected to city water as they have a private well. Jane contacted Summit County Health Dept. and they suggested getting a Perc Test done and a separate septic tank. Stephanie recommended that since it fits all the limitations of the zone that it be approved. Zane calls for a motion. Doug-We need to hold a public hearing. Discussion was opened to the public for comment. Jane has spoken to all of her neighbors and they don't have a problem with it. Jack

Walkenhorst replied he also has no problem with it. There were no further comments from the public. Cliff Goldthorpe motions that we approve/allow the conditional use permit for the Davis' with the following conditions: 1) The conditions from the staff report are used as conditions for the conditional use permit 2) The entire barn is finished when the accessory apartment is constructed, and 3) Meet the requirements of the county and city for water and sewer. Richard Bliss seconded the motion and all were in favor.

4. Discussion of new Gannt Timeline for Code Revision

Current timeline: We are behind schedule. To catch up, we need to get through the general plan first, then get through the details of the development code. Doug indicates that for any changes to be made, there has to be a public hearing for the planning commission followed by a public hearing for City Council. There is a work meeting scheduled for Sept. 30. Everyone is instructed to go through General Plan and mark with comments and changes. Doug is getting the maps to go along with the general plan. Doug pointed out that the area that needs the most work in the general plan is the green space. There needs to be a larger description of inner village (city center) type zone. The center core village could have its own zone and needs to be described very well as it will define the city for a long time to come. City center zones could become a receiving zone for development right transfers. We need to be creative. Stephanie will work with Amy to make a new timeline.

5. Discussion of general plan revisions- Zane is holding off until next meeting

6. Vote for new Vice-Chair Commissioner

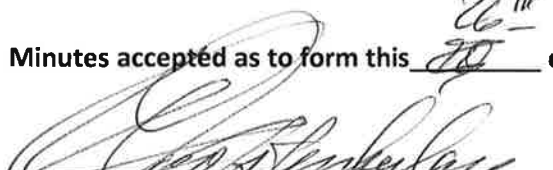
Doug asks if City Council wants to add a sixth commissioner back to planning commission in Stephanie's vacancy. Stephanie indicates that bylaws allow for 5-7 people on the commission. However, with 5 commissioners, the chairman becomes a voting member. Amy spoke with city council but nothing was decided if they were going to add an additional person. The Bylaws indicate that the process for adding a commissioner is completed with the Mayor and City Council. Zane- opens nominations for vice-chair. Doug states that he is very uninterested in the position. Richard Bliss nominates Cliff Goldthorpe. Jan Manning seconds nomination. Cliff Goldthorpe nominates Jan Manning and she respectfully declines. Zane close nominations and appoints Cliff Goldthorpe by acclamation.

7. Chairmen Items-

Zane doesn't have any other items tonight. Opens it up to everyone else and Stephanie just asks if everyone got a copy of the most current general plan and they all do except for the maps which Doug is working on.

Meeting adjourned

Minutes accepted as to form this 26th day Oct of 2020.


Zane Woolstenhulme, Commission Chair


Tristin Leavitt, City Treasurer