



PLANNING COMMISSION MINUTES

May 11, 2023

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also present and seated were Commissioners Richard Foerster, Jane Lane, Ruth Ann Nelson, Erik Frandsen, Nick Metz and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the February 23, 2023, meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:03 P.M. – 2023 UPDATE TO THE TOWN OF PARKER PARKS, RECREATION & OPEN SPACE MASTER PLAN 2018-2022

Applicant: Town of Parker
Location: Townwide
Department: Parker Parks and Recreation, Mary Colton

STAFF PRESENTATION

Mary Colton, Director of Parks, Recreation and Open Space, presented the staff report proposing minor text updates to the Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022 ('Plan') to remove the 2018-2022 date range on the cover. Ms. Colton concluded with the determinations in the staff report that the Planning Commission recommend Town Council adopt the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson noticed other dates found in the document seemed to limit the timeframe and asked if they were okay; *(staff said they are okay as they are high level strategic department goals that will be reevaluated in 2026).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:08 P.M. – 2023 UPDATE TO THE TOWN OF PARKER PARKS, RECREATION & OPEN SPACE MASTER PLAN 2018-2022

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said this seems straight forward, that changing one date changes the accreditation seems ridiculous and has no problems with it.
- Commissioner Nick Metz agreed with commissioner Kim Rodell.
- Commissioner Rich Foerster said it's a good idea to remove the dates, has no problem with the proposed recommendation.
- Commissioner Ruth Ann Nelson said she is glad that the Parks department is seeking the accreditation and is a testament to what an outstanding Parks and Recreation Department we have now.
- Commissioner Gary Poole agrees.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council adopt the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:11 P.M. – AVALON BAY PARKER – ZONING

Applicant: Avalon Bay Communities, Inc.
Location: Southeast corner of Crowfoot Valley Road and Stroh Road
Department: Community Development, Julia Duncan
TRAKiT No.: Z22-017

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing to zone 33.4 acres for commercial and multifamily residential uses. The site is located at the southeast corner of Crowfoot Valley Road and Stroh Road. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked what types of structures and what is the specific height and densities allowed in planning area four; *(staff said its multi-family residential, planning area four allows 14 dwelling units per acre, single family attached or duplex are allowed, single family attached or duplex, and then multi-family residential up to a maximum density of 14 dwelling units per acre. The height for planning area four would be two stories or 40 feet, whichever is less).*

- Commissioner Kim Rodell asked if the applicant is applying for the annexation or is this a forced annexation by the Town; *(staff said the applicant has applied for the annexation and is working its way through the process. It's already been to Town Council for a finding of substantial compliance. It cannot go for the final approval until the zoning is heard by the Planning Commission).*

APPLICANT PRESENTATION

Todd Nicotra (Avalon Bay Communities), Daniel Jennings (Norris Design) and Andrew Johnson (Avalon Bay Communities) gave the applicant's presentation.

- The applicants provided company background, company philosophy and recent projects.
- The applicants provided an overview of the project.

Commissioner discussion with staff and applicant:

- Commissioner Jane Lane asked about roadway improvements; *(applicant said they will be making improvements to Stroh Road and Crowfoot Valley Road as part of this project).*
- Commissioner Jane Lane asked if traffic jams are anticipated on their site due to the right in/right out turn; *(applicant had their project traffic engineer, Mike Kirby with HKS, respond saying they will have three separate access points along Crowfoot Valley Road with deceleration/acceleration lanes to distribute traffic within the site and a main access point on Stroh Road that will serve as the main access that will have a traffic light in the future).*
- Commissioner Richard Foerster asked if planning area three is single family and duplex homes and area two is townhomes or condos; *(applicant said not exactly, planning areas two, three and four are all multi-family apartments, each having different scale and product type).*
- Commissioner Richard Foerster asked if the residential areas will have an HOA; *(applicant said that Avalon Bay will be the sole owner and they will set up an HOA to meet Town requirements if necessary. Staff added that an HOA is required by code).*
- Commissioner Ruth Ann Nelson asked if any of the product lines include senior housing and would that be considered for this development; *(applicant said none of their product lines or existing properties are specifically tailored to senior citizens).*
- Commissioner Erik Frandsen asked if there is an affordability option; *(applicant said these rental homes are not affordable deed restricted).*
- Commissioner Erik Frandsen asked staff about property surrounding this development and if they are in the Town or still Douglas County; *(staff said to the east is Parker Water Sanitation District, to the south is a single family residence in unincorporated Douglas County and Meadowlark, the soccer fields and condominiums to the north have been annexed).*
- Commissioner Nick Metz asked if there is a vision for the commercial mixed use in planning area one; *(applicant said they are still in the early phases and that they will be*

working with a local broker to bring neighborhood centric uses that the town is looking for in this area).

- Commissioner Ruth Ann Nelson asked if they would retain ownership of the commercial properties or are they looking to sell; *(applicant said they would sell to a third party commercial developer).*
- Commissioner Jane Lane asked if there is there any plan for any walkability, pedestrian, bike mobility between the apartment buildings and the commercial use; *(applicant referring to a conceptual site plan slide said the entire site will be connected to internal circulation between the commercial and residential through sidewalks and there will be connections to the regional trail system that will support a walkable experience around the 33 acre site. Staff added that pedestrian connectivity is required by the Town's development design standards).*
- Commissioner Ruth Ann Nelson asked if they anticipate any vehicle access between the single-family residences to the south and this development or across Lemon Gulch; *(applicant said no).*
- Commissioner Ruth Ann Nelson asked staff about the changes in topography between planning area four and the residents to the south; *(staff said they don't have the grading plan handy but said there will be extensive grading prior to development to flatten the site and that there is significant grade change between the site and Lemon Gulch).*
- Commissioner Ruth Ann Nelson asked if the site will be raised or lowered; *(applicant said the grade of the adjacent property is higher than the existing grade of this site and that there is currently substantial grade across the existing 33 acres and that grading will be done to smooth out the site).*
- Commissioner Kim Rodell asked staff for clarification on this zoning; is it because it's in the Master Plan, and pointed out that this is currently zoned agricultural in unincorporated Douglas County; *(staff said the Town is required to do zoning concurrently when a property is annexed into the town, that our master plan land use designation does not have this designated for agricultural use, but for a combination of medium density residential and neighborhood center commercial uses).*
- Commissioner Kim Rodell asked about Douglas County's opinion on this annexation and rezoning; *(staff said that Douglas County provided only advisory comments and provided no oppositional comments).*
- Commissioner Ruth Ann Nelson asked staff how much rental property is available in the area; *(staff said there are the Hunter's Chase condominiums. The applicant said the closest rental would be off Parker Road called Peak 83).*

PUBLIC COMMENT OPENED

Carl Wilson who resides at 7600 Crowfoot Valley Road, moved to Douglas county in 1988, discussed Parker's status at that time they arrived, details of the master plan from 1988, that master plans change without notification, how the Town acquired rights to Crowfoot Valley Road, the current status of development along Crowfoot Valley Road, water concerns, lack of

infrastructure and supporting businesses, discussed Parker Water's role in the development along Crowfoot Valley Road and asked for proper buffer between his property and surrounding development.

Wanda Wilson who resides at 7600 Crowfoot Valley Road, passed out information to the planning commissioners (uploaded to TRAKiT case files), discussed that her address changed because of development along Crowfoot Valley Road and the associated mail delivery problems that this caused, the inadequacy of the proposed 30 foot barrier between her home and this development, problems with trespassers and asked the commissioners to consider her requests.

PUBLIC COMMENT CLOSED

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the handout from Wanda Wilson was the same information that was included in the Agenda Packet; *(staff said that they did not get the handout, but if it's the letter received by staff after a meeting between Stacey Nerger and Julia Duncan from Ms. Wilson dated February 13th, 2020, then yes).*
- Commissioner Ruth Ann Nelson asked if the meeting with Ms. Wilson influenced staff regarding limits on what will be built and if staff tried to accommodate Ms. Wilson's concerns in conversations with the developer; *(staff said after the meeting with Ms. Wilson, the letter was provided to the applicant, staff discussed with the applicant a height cap of two stories which is commensurate with a normal single family home, as well as similar height, bulk and massing; staff also required a series of step backs from Crowfoot Valley as well on that southern portion, which ranges from an average of 60 to 65 feet and no less than 55 feet at any point; some of Ms. Wilson's requests are not part of the annexation or zoning processes, but would be handled through the site plan and plat processes including mitigation measures that would lessen the impact of the multi-family development to the southern neighbors such as fencing and increased landscaping; that opportunities exists to address these issues at future public hearings; and that staff encourages the applicant to work with their neighbors).*
- Commissioner Ruth Ann Nelson asked if there was anything that could be done about the massing of buildings on the southernmost part of the development; *(staff pointed out the drawings shared tonight were only conceptual in nature; that we are evaluating density, height and setbacks tonight; that the ultimate building locations, tracts, landscaping, number of parks, etc. have to comply with our development design standards for multifamily buildings).*
- Commissioner Ruth Ann Nelson asked when the platting process would start; *(staff said that it is up to the applicant to submit but could not occur until after the zoning and annexation is completed. Bryce Matthews, Assistant Director – Planning, clarified that the platting process will come back before the Planning Commission and Town Council, but that the site plan will not as it is administrative only).*

- Commissioner Jane Lane asked how staff arrived at the southern setback requirements; *(staff said they looked at residential roadway buffer standards which is proportional to the height of a building and a reasonable setback to the property line).*
- Commissioner Jane Lane asked if the 30-foot setback could be increased; *(staff said it started out at our standard multi-family setback and we worked our way up to what was eventually submitted and negotiated).*
- Commissioner Erik Frandsen asked if the setbacks will be discussed at a later date; *(staff said the 30-foot setbacks are part of the zoning being discussed tonight and will be added to the PD which exceeds straight zoning thus providing increased distance to the property lines of the southern neighbors).*
- Commissioner Nick Metz said that the Wilson's lot which is in unincorporated Douglas County is not part of the annexation so there are not extra setback requirements and said that the Wilson's mentioned a 100-foot setback requirement in Castle Rock when new developments are adjacent to unincorporated Douglas county; *(staff said Parker does not have any additional setback requirements in similar situations and that they are not familiar with the Castle Rock requirements).*
- Commissioner Jane Lane wanted to ask the applicant if they would consider increasing the setbacks, however the public hearing portion of the hearing has been closed and staff cannot speak on behalf of the applicant. Staff recapped the years long process of staff and the applicant working through the PD zoning to ensure that it fits in with the existing surrounding neighborhoods.
- Commissioner Ruth Ann Nelson asked if the applicant is required to build certain commercial buildings before other parts of the development can start; *(staff said yes that a multitenant building is required prior to the issuance of permits for the fourth commercial building).*
- Commissioner Nick Metz asked if there were other examples of properties with similar issues requiring landscape or wall buffering so that the 30-foot setback did not need to be extended: *(staff said that Kime Ranch is a good example where landscaping and screening walls were added and they work with the adjacent neighbors to ensure their satisfaction).*
- Commissioner Nick Metz asked, that if the commission can get over the 30-foot setback hurdle, would there be a future opportunity to review and approve landscape options; *(staff said that additional landscaping, screening and fencing is part of the site plan process which is administrative and does not go back to Planning Commission or Town Council, and that staff will work with the developer to ensure that a solution is reached for the homeowners to the south).*
- Commissioner Jane Lane said that the developer is highly encouraged to take the 30-foot setback and buffering requests made tonight into consideration without actually adding these items to the zoning PD.

PUBLIC HEARING CLOSED: 8:03 P.M. – AVALON BAY PARKER – ZONING

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said that this property is unincorporated AG, that she is a huge property owner advocate, that property owners should be able to do what they want, that she struggles with zoning because a smart buyer will look at the zoning surrounding their property to determine if they can live there. For example, if its zoned commercial and a gas station goes in you need to live with it and if the adjacent property is zoned agricultural you expect it to remain agricultural. Commissioner Kim Rodell doesn't believe that this need exists in that area, that the density isn't appropriate, that high density housing belongs in city centers, near shopping and restaurants, that near Stroh Road and Crowfoot Valley Road up until two to three years ago there was nothing before the fire station, that this will happen in the future, but it is not right time for this project at this location because the necessary resources needed to support high density housing do not exist.
- Commissioner Nick Metz said he shares the same thoughts as his fellow commissioner, that growth is difficult, that tonight we are only voting on the zoning, that he is trying to envision what it would look if the developer worked with the surrounding neighbors on issues such as landscaping and barrier walls to ease some of the southern neighbor's pain.
- Commissioner Erik Frandsen said he is in support of the zoning, that it's not necessarily for multifamily or commercial, that the market will determine what the property can or cannot sustain and that it's up to the property owner to determine the uses. Commissioner Erik Frandsen thinks that some nuances are needed for the neighboring property, that he can appreciate the previous agricultural use, but this is the path of growth and that he is in support.
- Commissioner Ruth Ann Nelson said she recognizes the southern neighbors original expectations and then having them dashed, however master plans are living documents which change over time and as the market changes and the community evolves the master plan changes as well, that had the market crash not occurred in 2008 you would have the Looking Glass development and other nearby developments long before now and these developments need a commercial zone, they need a local market to go to. Commissioner Ruth Ann Nelson also said that this zoning PD and annexation will provide the community with the needed services and additional rental housing, that the concerns raised by the Wilsons who live at the property to the south have valid concerns, that she is impressed how staff has worked with the developer to address their concerns, that this is a multi-step process, the zoning and annexation being the first step tonight, that there will be more opportunities to address the Wilson's concerns, that she hopes the developer will honor the character of this part of town that provides us with that home town charm that we pride ourselves on and if done properly, this development can be a good neighbor to the Wilsons at 7600 Crowfoot Valley Road, and she does not think that concerns regarding the specifics of the development are something that should stand in the way of this zoning change as we annex this property into Parker. And so therefore, I will be voting in favor of this zoning.

- Commissioner Jane Lane said she appreciates the stepped down nature of the building densities, understands the southern neighbor's property and expectation and wishes she could amend this application to address these issues now, encourages the developer to take tonight's comments into consideration as they move forward.
- Commissioner Rich Foerster said he can sympathize with Wilson's who have lived there for a long time and seen all the growth, but growth is everywhere, that he understands that the Town's master plan is basically a guide and can be amended at any time, believes growth will continue at Anthology and to the west toward the reservoir and there will be more commercial out there for the residents. Commissioner Rich Foerster said he would rather have the Town annex this property instead of the property staying in the county and the county building something that you may not want which may be less pleasing than what is planned for that are now, believes the nine criteria that the Town has set have been met and is in favor of annexing the property into the Town.
- Commissioner Gary Poole said he won't repeat what his fellow commissioners said but believes there is a need for services and housing like this in that area, that it has been tough as growth and development has moved into areas that were previously agricultural as Commissioner Foerster previously stated, its an attractive place to live and he will be in favor as well.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Avalon Bay Parker - Zoning. Commissioner Rutha Ann Nelson seconded; a vote was taken and passed 5-2 , with Commissioners Kim Rodell and Nick Metz opposing.

PUBLIC HEARING OPENED: 8:14 P.M. – LINCOLN PROFESSIONAL PARK FILLING NO. 1 – MINOR DEVELOPMENT PLAT

Applicant: Ryanne Sass, Plaza Street Partners
 Location: Southeast corner of Crowfoot Valley Road and Stroh Road
 Department: Community Development, Stacey Nerger
 TRAKiT No.: SUB21-055

STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report proposing a Minor Development Plat to create 6 commercial lots and 3 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat.

Commissioner discussion with staff:
 None.

APPLICANT PRESENTATION

Ryanne Sass, Vice President of Pre-Development, with Plaza Street Partners, Leawood, Kansas gave the applicant's presentation.

- Provided background information on the project's development team.
- Provided background information on the proposed project and minor development plat.
- Provided an overview of the project including infrastructure, roads, connectivity, planned and proposed uses, timelines, neighborhood outreach, etc.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if any of the lots are large enough to support multitenant buildings to create a plaza type atmosphere; *(applicant said yes, lot five, and there is interest in possibly combining lots five and six).*
- Commissioner Kim Rodell asked about the thought process creating the six lots, and it sounds like the applicant is assisting chains and franchises to build at these locations; *(applicant said they initially just wanted a one acre lot for one of clients, but then realized this is an amazing corner in a great town so they will oversee the development of the frozen custard concept on lot three, but they will not be overseeing the development of the rest of the lots).*
- Commissioner Kim Rodell said that you have handpicked a couple businesses to partner with, but you will sell the remaining lots; *(applicant said yes).*
- Commissioner Jane Lane commended the applicant for reaching out to the neighboring businesses and making connections and hopes that other applicants do that because they normally do not mention this in their presentations.

PUBLIC COMMENT OPENED

None.

PUBLIC COMMENT CLOSED

Commissioner discussion with staff and applicant:

- Commissioner Rich Foerster asked if parking standards will be met or exceeded; *(staff said yes, parking minimums are included in our land development ordinance and each lot which will have to meet minimum standards for parking, setbacks, landscaping, etc.).*
- Commissioner Richard Foerster said there will be a left turn into Walgreens for traffic heading west on Lincoln Ave., is an island being considered to prevent left turns out of Walgreens heading west on Lincoln Ave. *(staff said yes, that access point will remain a right in/right out due to spacing constraints between Dransfeldt Rd. and Parker Road. The Town is starting a process to expand to Lincoln Avenue from Parker Road out to Jordan Rd. and there are talks about putting a raised median in there to make it safer).*

- Commissioner Ruth Ann Nelson asked about an anticipated widening of Dransfeldt Rd. at Lincoln Ave. to provide for north bound traffic to include a right turn lane, a through lane and a left turn lane; *(staff said yes, that currently there is a dedicated left turn lane, a left turn/through lane and a dedicated right turn lane. The road improvements will create a dedicated through lane).*
- Commissioner Ruth Ann Nelson asked if this would create four lanes; *(staff said yes, it will also bring in a turn lane for southbound traffic on Dransfeldt Rd. to turn right into Lowes or left into this development).*
- Commissioner Ruth Ann Nelson asked if these road improvements would take place without this development; *(staff said no, that this is part of the traffic study done at the time of zoning).*

PUBLIC HEARING CLOSED: 8:29 P.M. – LINCOLN PROFESSIONAL PARK FILLING NO. 1 – MINOR DEVELOPMENT PLAT

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said she is glad to see that this lot is finally being developed since it has been dilapidated for a while, that it will be a nice improvement on that corner and is excited to see what goes in.
- Commissioner Nick Metz said he agrees with Commissioner Rodell, that it is a great project for a great corner.
- Commissioner Erik Frandsen said he is eager to see the project get going in 2023 and finish in 2024.
- Commissioner Ruth Ann Nelson said she is going to miss that dilapidated little gray shack on Dransfeldt Rd. that it's so charming, someone should rescue the wood and turn it into a project, that she is pleased about this project because it helps with the surrounding infrastructure, and she will be in support.
- Commissioner Jane Lane said she is in support.
- Commissioner Richard Foerster said it is nice to see that corner developed and hopes the project can stay on schedule and be completed by next spring.
- Commissioner Gary Poole said he agrees with his fellow commissioners.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 8:32 P.M. – SALISBURY EQUESTRIAN PARK LOT 1 - REGIONAL FILTRATION ANNEX SITE PLAN AMENDMENT

Applicant: Town of Parker
Location: East side of Salisbury Park
Department: Community Development, Julia Duncan
TRAKiT No.: SP23-001

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a regional filtration annex building and facility. The site is located on the east side of Salisbury Park. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson asked for clarification regarding the location of the building in relation to the park area; *(staff referred to an aerial photo in the staff report and said that the new building will be east of the furthest east park parking lot and south of an existing building, there is a significant rise in grade as well that will keep the new building out of view of park visitors).*
- Commissioner Ruth Ann Nelson asked about public access restrictions to these facilities; *(staff said the applicant can answer this question, but during staff's site visit fencing was observed and there is new fencing being proposed).*
- Commissioner Kim Rodell asked if the addition of this new facility will increase Parker Water's capacity; *(staff said they will let the applicant respond to this question).*

APPLICANT PRESENTATION

Adam Reuben and McKenna Pierson with Parker Water and Sanitation discussed the project.

- The addition of filtration annex will not increase capacity at this well house.
- The filtration annex will filter out elevated levels of iron and manganese to address customer concerns of colored water from oxidation, iron and manganese.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the water from this well serves all of Parker or just the southern part of Parker; *(applicant said the water from this well house goes to a storage tank and from there enters the distribution system, primarily serving the areas closest to it, but does serve all of Parker. This is part of an ongoing effort within Parker Water and Sanitation. This is the third wellhouse that's getting a filtration annex added with the most impactful well houses upgraded to provide the most benefit to customers across the district).*

- Commissioner Ruth Ann Nelson asked if this will impact downtown Parker water quality; *(applicant said it is very likely that iron and manganese that has oxidized throughout the years has settled within the pipes of the distribution system. This is the first step by removing the iron and manganese before it gets into the distribution system, then Parker Water can go in and flush those lines so it doesn't continue to happen.)*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 8:42 P.M. – SALISBURY EQUESTRIAN PARK LOT 1 - REGIONAL FILTRATION ANNEX SITE PLAN AMENDMENT

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said she is pleased to see that Parker Water is taking a forward stance on cleaning the water and helping out the rest of the Town.
- Commissioner Nick Metz agreed, that it sounds like a great addition to the clean water system and is in support.
- Commissioner Erik Frandsen said he is in support.
- Commissioner Ruth Ann Nelson said she is happy to have clean water.
- Commissioner Jane Lane said she is in support.
- Commissioner Richard Foerster said he is in support of clean and healthy water and the filtration annex building will improve the water system in Parker.
- Commissioner Gary Poole said he concurs.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews reported to the Planning Commissioners that staff, the chair and council member Wilkes and council member Hendricks interviewed residents applying for the open Planning Commission positions earlier this week. We are always sad to see people go, but we are lucky enough to have five good candidates to choose from. Staff will go before Town Council on June 20. The Bike and Ped Master Plan is on schedule and should come before the Planning Commission in June. An RFQ will be issued to start the Master Plan update. Staff will do lots of public outreach and work with the community. Bryce responded to Commissioner inquiry regarding out going commissioners and said Roxie, Rich, Kim and all alternates terms are up.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, and the motion was passed unanimously. The meeting was adjourned.


Jeff Miller
Recording Secretary
Gary Poole
Chair