



Planning Commission Meeting Brief

(Audio recording for this meeting failed and is not available)

Members Present: Chair - Marty Bailey, Brian Samp, Priscilla Smith, Ron Cholin, Erika Montgomery, Jason York

Staff Present: Joshua Smith (Planning Director)

Provided Testimony: Christopher Kobak (applicant's rep.), Kati Hulett, & Citizen on Lookout Ave.

Regular Meeting (5:30 P.M.)

I. Call to order: Chair called the meeting to order.

II. Public Hearing: The Planning Commission will review and consider action for the following items:

- A) AM-2023-101 & Cu-2023-101** – For a zone change from R1 to R2 and Conditional use application to re-purpose the old Pioneer hospital to a school, daycare and professional office space.

Staff: The Planning Director gave a presentation explaining the reason and need for the zone change, as well as the purpose and intent of the conditional use application. Essentially, staff recognized the difficulty of repurposing the old hospital building with the limitations of the R1 zone. A change to the R2 zone increases the uses allowed on the property, while still maintaining a public process to ensure that uses are appropriate and compatible in the area. For the conditional use application, staff described the proposed uses within the existing buildings, traffic and signage impacts and that approval would be contingent upon the zone change.

Applicant: The applicant's representative explained the situation with the school, how the site was chosen and how they worked closely with staff to determine an appropriate path forward. The representative also discussed that their focus is the school and that while potential for professional office space would help pay for renovations, the uses would need to be compatible. The representative accepted all conditions as written and answered questions from the Commission and public.

Commission Questions: The Commission asked about who owned the facility and what type of uses would need to be reviewed further; including aspects related to the school. The Applicant's representative stated that the school had a contract with the owner to ultimately buy the facility. Staff stated that uses not approved in this application would be need to be reviewed separately; however common elements of approved uses such as playgrounds for the school are not typically reviewed separately and are assumed as part of the use. Staff also reminded the Commission that they may review potential nuisance issues if they arise and also that conditional uses can be revoked if conditions are not met.

Public Comment: There were no comments related to the zone change, but two members of the public spoke with concerns about traffic associated with the proposed school. The primary concern was with cut through traffic present on Loper Ave. and how this facility would add to that. Staff mentioned that this was a known issue and that the solution is the Combs Flat Road extension to Peters Road that is currently designed and awaiting funding. Other comments revolved around access points, speed zones, crosswalks and speed of police vehicles. The applicant's representative stated that Daycare, pre-school and kindergarten would most likely access from Elm St. and the higher grades would access from the western most access point off of Loper. Staff stated that speed zones would be changed, crosswalks at Lookout Ave. and Loper would be evaluated if needed based on school operations and alleged speed issues with the Police Department should be addressed directly with them.

Planning Commission Deliberations: Once all questions had been answered the Commission Chair closed the hearing. During deliberations the Commission had no objections to the zone change or conditional use application as written.

Decision: Priscilla Smith made a motion to recommend approval of AM-2023-101 to City Council. Brian Samp Seconded the motion and the motion passed with 6 in favour and none opposed. Ron Cholin made a motion to approve Cu-2023-101. Priscilla Smith seconded the motion and the motion passed with 6 in favour and none opposed.



III. Planning Commission Matters:

- A)** Year to date application list will be updated at the July meeting for the 1st, & 2nd quarters.
- B)** Commission commented that they appreciated the new stop signs near the Wilco store and ask questions about the eventual connection of Saint Charles Way and new businesses coming to town.

IV. Planning Director's Report: Staff updated the Commission on various City projects.

Meeting adjourned: 6:51 P.M.

Next Meeting July 18th 5:30 P.M.