



Planning Commission Meeting Minutes for – November 9, 2016

Chair Laumbattus called the Meeting of November 9, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, Moffitt, McNett, Mount, Cleland McGrath, and Doll.

Minutes

No minutes to approve.

Correspondence

None

Old Business

Public Discussion – Draft Unified Development Code, Title 19

Don Measamer, Director of Planning, Community, and Economic Development, presented changes in the draft and schedule for amendments. Mr. Measamer requested public comment.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn provided support and criticism for the updates. A copy of his written comments will be provided in the next commission packet.

Vernon Lauridsen, 2219 32nd Street. Mr. Lauridsen expressed concerns with the draft, including the difficulty of following changes and the reasoning of the changes.

Gene Derig, 1302 K Avenue. Mr. Derig expressed concern with clarifying changes.

Marilyn Derig, 1302 K Avenue. Ms. Derig expressed concern with transparency and public involvement.

Commissioner McNett requested clarification on boundary line adjustments. Mr. Measamer explained it as an administrative process of shifting underlying lot lines.

Commissioner Moffitt requested clarification on the timeline for addressing new code based on repealed code. Mr. Measamer explained that there will be more information provided and more discussion on this topic.

With no further comments, the hearing moved to new business

New Business

Public Hearing – CUP-2016-1001, 1812 Commercial Avenue, Veterinary Clinic

Kait Nelson, City Planner, presented the CUP to allow a veterinary clinic in the Commercial Zoning District. Ms. Nelson addressed applicant responses to public comment received prior to the hearing including parking, green space, overnight usage, noise concerns, and euthanasia and disposal.

Beth Scheenstra, veterinarian and business owner, stated her availability to answer questions.

Commissioner Doll inquired on daily visits expected. Dr. Scheenstra stated she will be the only doctor, typically taking in 8 to 15 patients, if only appointments, versus procedures which would bring in less. Commissioner Doll inquired on the number of staff. Dr. Scheenstra stated there may be 2 to 3 support staff. Commissioner Doll expressed concern with the amount of parking provided. Dr. Scheenstra stated staff are encouraged to find alternative transportation.

Vernon Lauridsen, 2219 32nd Street. Mr. Lauridsen expressed concerns with the applicant listed as the architect, missing responses to code requirements, and ensuring that there is enough known about the proposed business.

Ms. Nelson clarified Mr. Lauridsen's concerns. The listed applicant is a representative, which doesn't make them the sole contact with the PCED Department. Code requirements were included with the application, and while they were not provided as a separate document in the PC Packet until the hearing, they were stated in the staff report. Details involving the clinic itself are mostly addressed in state requirements.

Chair Laumbattus asked the Commissioners if there are any interests in this proposal. Commissioner McNett stated that he has worked with the owner of the building. Chair Laumbattus stated that his physical therapist is Laurie Sherman, who wrote in comments. There were no objections.

David Pure, tenant representative, addressed Mr. Lauridsen's concerns by stating that he and the architect are experienced with vet clinic proposals and take concerns very seriously.

Commissioner Laumbattus inquired on storing animals after euthanasia. Dr. Scheenstra clarified that services come once a week or bi-weekly, the clinic has a freezer following state regulations, and special circumstances would be the duty of staff to take care of.

With no further comments, Chair Laumbattus closed the public hearing.

Commissioner Moffitt questioned the use of the clinic pharmacy. Dr. Scheenstra stated that pharmacy is a loose term for storing non-controlled substances, and there are not many controlled substances used in small animal practices, which this would be.

Commissioner Doll questioned the use of the empty lot to the north of the property. Dr. Scheenstra clarified that that lot is owned by Banner Bank and she would not encourage owners take pets there. Dr. Scheenstra stated that there is a pad on the lot that would allow for a space for pets to relieve themselves. Chair Laumbattus asked Mr. Measamer if landscaping on the lot could be converted to allow for use by pets. Mr. Measamer stated that it would be possible.

Commissioner Cleland-McGrath made a motion to add a condition which requires a minimum of 40 sq. ft. area designated for pets to relieve themselves. Commissioner McNett seconded the motion. Commissioner Doll suggested requiring signage on the designated area as an amendment to the motion. Commission Cleland-McGrath accepted the amendment. The motion passed unanimously.

Commissioner Oppel requested confirmation that neighboring property owners were contacted about the application. Mr. Measamer clarified that as required, all property owners within 300 feet have been notified, with comments included in the packet.

Commissioner McNett made a motion to recommend approval of the conditional use permit with the subject conditions from staff and planning commission. Commissioner Cleland-McGrath seconded the motion. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 7:10 p.m.