



PLANNING COMMISSION

Minutes of Meeting

September 21, 2023

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair DITULLIO at 6:34 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology.

2. ROLL CALL OF MEMBERS

Commission Members Present: Kristine Disney
Jerry DiTullio
Daniel Larson
Janet Leo
Jonathan Schelke

Commission Members Absent: Will Kerns
Patrick Quinn

Staff Members Present: Jana Easley, Planning Manager
Alayna Olivas-Loera, Planner II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by consensus to approve the order of the agenda as written.

5. APPROVAL OF MINUTES – August 17, 2023

It was moved by Commissioner DISNEY and seconded by Commissioner LARSON to approve the minutes of August 17, 2023, as written. Motion carried 4-0-1 with Commissioner SCHELKE abstaining.

6. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. PUBLIC HEARING

- A. **Case No. WZ-23-07:** an application filed by Wei Lian Fu for approval of a zone change from Agriculture-One (A-1 to Residential-Two (R-2) on property located at 10800 West 48th Avenue.

Chair DITULLIO opened the public hearing.

Ms. Olivas-Loera gave a short presentation regarding the zone change and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Mei Zhao, Applicant Representative
10800 W. 48th Ave.

Ms. Zhao explained that Ms. Fu, the applicant, is hoping for approval of a zone change for this property because it is an outdated property, not well maintained and will conform and unify with the properties to the east.

Nato Francescato, neighbor
4760 Parfet St.

Mr. Francescato mentioned he is a proponent for the zone change on this property and is in favor of higher density.

Commissioner LARSON asked what CD zoning is.

Ms. Olivas-Loera explained CD is a Conservation District and cannot be developed.

Commissioner LARSON also inquired if the current structure is occupied and if there is running water.

Ms. Zhao confirmed that nobody currently lives there and said the property is on a well but is insufficient. She added that if the rezone is approved then it is planned to connect to City water.

In response to a question for Commissioner DISNEY Ms. Zhao explained the applicant has not developed a property in the past and they will be hiring a general contractor to help them.

Commissioner LEO asked for clarification on what can be built on each parcel if subdivided.

Ms. Zhao clarified there will only be a single family or duplex on each parcel.

Commissioner DITULLIO asked if the family is thinking of living on one of the parcels once developed.

Ms. Zhao said they family is not sure yet and it depends on the cost to develop.

Commissioner LARSON asked what the City's outlook is on keeping other properties in the neighborhood Agricultural or rezoning them as well.

Ms. Olivas-Loera mentioned that this is topic of discussion and cannot guarantee what can happen in the future, but future rezonings would consider the surrounding area, and staff may be more conservative on what staff is willing to support. She added this property was unique because of its adjacency to existing R-2 currently. She added the 44th Avenue Subarea plan calls for diverse types of housing in this area so other applications, if they come in, will be reviewed on a case-by-case basis.

Chair DITULLIO closed the public hearing.

It was moved by Commissioner LARSON and seconded by Commissioner LEO to recommend APPROVAL of Case No. WZ-23-07, a request for approval of a zone change from Agricultural-One (A-1) to Residential-Two (R-2) for property located at 10800 West 48th Avenue, for the following reasons:

- 1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
- 2. Utility infrastructure adequately services the property.**
- 3. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan and consistent with the character of existing neighborhood.**
- 4. The zone Change will provide additional opportunity for reinvestment in the area.**
- 5. The criteria used to evaluate a zone change supports the request.**

Motion carried 5-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Upcoming Dates

Ms. Easley confirmed that the October 5 Planning Commission meeting has been cancelled but the October 19 meeting will be held.

Ms. Easley announced that there is a vacancy in the Planning Commission due to Commissioner STERN resigning because she joined the Urban Renewal Board and City Council will be making an appointment for her seat on October 9.

B. Forthcoming Amendment to Bylaws

Ms. Easley alerted the Commissioners that City Council is making amendments to the Boards and Commissions Bylaws on October 9 so she asked that there be a motion to consider amending the Bylaws at the next Planning Commission meeting.

It was moved by Chair DITULLIO and seconded by Commissioner LEO to consider amending the Bylaws at the October 19 Planning Commission meeting.

Motion approved 5-0.

C. Project and Development Updates

In response to a question from Commissioner DISNEY, Ms. Easley mentioned that on September 25 the Bank of the West rezoning will be heard at City Council, along with a Resolution to establish an Affordable Housing Commitment based on Proposition 123. She added there will be a Special Study Session concerning amending the Billboard language.

Ms. Easley also mentioned that on October 2, there will be a Let's Talk update for the N I-70 and Crown hill areas.

Mr. LARSON inquired about the RFP for the Comprehensive Plan.

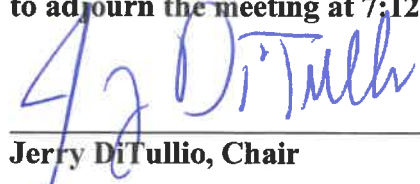
Ms. Easley confirmed the RFP is live and will close on October 4. She mentioned the hope is to have the consultant on board by the end of the year; Prime the Pump (similar to Let's Talk) from January to March; March will be the kick-off with consultant team and conclude in October of 2025.

Chair DITULLIO gave an update on Tabor Refund checks being mailed around October 16. He also mentioned that property taxes will be going up 30-70% state-wide.

Commissioner LARSON announced that he is running for the District IV City Council seat, and he looks forward to meeting the people in District IV.

10. ADJOURNMENT

It was moved by Commissioner LARSON and seconded by Commissioner DISNEY to adjourn the meeting at 7:12 p.m. Motion carried 5-0.



Jerry DiTullio, Chair



Tammy Odean, Recording Secretary