

1. ROLL CALL

The Planning Commission meeting was called to order at 5:31 pm with the following members present: Logan Leuenberger (7/8), Terry Bisbee (7/8), Jane Gamber (6/8), Darryl Peterson (6/8), Jackson Swearer (6/8), Valerie Roberts-Ropp (6/8) and Jon Richardson (7/8) (Chair).

Planning Staff present were Ryan Hvitlæk, Director of Planning & Development and Amy Allison, Senior Planner.

2. APPROVAL OF MINUTES

The minutes of the June 23, 2020 meeting were approved on a motion by Gamber, seconded by Bisbee, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

The documents and staff reports were accepted into the official record on a motion by Swearer, seconded by Leuenberger, passed unanimously.

4. PUBLIC HEARING

a. ZA20-000002 – Text Amendment: ADUs in the R-5 District

Request to amend Section 27-406.A (Use table – Residential) of the Hutchinson Zoning Regulations, concerning regulations related to Accessory dwelling Units.

Allison presented an overview of the proposed text amendment. The owner of 1228 East 23rd Ave, a single-family home in an R-5 district, is requesting to convert an existing building for a mother-in-law dwelling. ADU's are currently not permitted in the R-5 district, and staff believes this was likely an oversight. There are other single-family homes in R-5 districts that this regulation will affect so Planning Staff is recommending to amend the Use Table to allow ADU's in the R-5 district with design standards.

Swearer asked staff why the recommendation is to amend the Zoning Regulations rather than rezone the property. Allison said that rezoning the property would create a spot zone because there are no other residential zoning districts adjacent and that single-family units are permitted in the district so by not amending the code, the regulations would continue to not allow ADUs in the district which would be in conflict with the intent of the district and the goals of the Comprehensive Plan.

Swearer requested further review of the required parking standards for ADUs in the R-5 District. Allison replied with concern over the location of properties zoned R-5 within the City. Properties zoned R-5 are located throughout the City, unlike other zones (R-6), which are centrally located and are in better connectivity to commercial centers and public transportation. Commissioners did not see an issue with keeping the recommendation as is.

Bisbee motioned to approve ZA20-000002, to amend Sec. 27-406.A. to allow ADUs in the R-5 District, seconded by Swearer, passed unanimously.

5. NEW BUSINESS

- a. Study Session ZA20-000003 – Text Amendment: Signs in the P/I District and Uses

Request to Section 27-812 (Signs Permitted for Public and Institutional Uses and the P/I Zoning District) of the Hutchinson Zoning Regulations, concerning regulations related to public and institutional signage.

Allison presented a presentation, discussing a proposal to amend the maximum height and area for signs located in the P/I zoning district and on properties that are public/institutional. Staff is proposing to amend Table 27-812.A. to allow for the sign area and height for the properties in question to be based off the street classification table established in Table 27-807. Allison also proposes to amend Table 27-807, by separating 'Residential' streets from 'Non-residential/other' and amending the maximum height for signs along 'Residential' streets from 20 feet to 10 feet. Last, staff recommends including an exception for the height of P/I properties that are less than 5 acres, located along an arterial or collector street, and abut a residential zone or use, by reducing the maximum height permitted by 50%. Allison suggests the exception to create a transition from larger signage that is allowed along commercial and industrial sections of the corridor from residential, better meeting the form of the residential district.

Cindy Proett, Luminous Neon, asked questions pertaining to specific signs. One concern was properties that are situated on a corner that one side abuts commercial and the other residential. How would the City interpret those situations? Hvitløk recommended amending the proposal to say that where multiple frontages occur on a property, the adjacent use along that frontage will determine the maximum height permitted.

Richardson approved of the height transitions from residential to commercial. Swearer felt that the proposal provided a good compromise but wanted to keep the code as simple as possible to avoid confusion.

Staff will prepare a revised redline to be reviewed at the July 28, 2020 Planning Commission meeting.

6. UPCOMING CASES

- a. July 28, 2020

ZA20-000003 – Study Session (if needed)
Health Impact Checklist Presentation

- b. August 11, 2020

ZA20-000003 – Signs in the P/I District and uses
ZV20-000001 – Accessory Structure Sidewall Height
ZV20-000002 – Screening Fence Material

7. ADMINISTRATIVE CASES

- a. SIT20-000003 – 3,000 SF Office Building (On Hold)

8. COUNCIL ACTION ON CASES

- a. ZA20-000001 – Research & Development Use (Approved).

9. OPEN COMMENTS FROM THE AUDIENCE

None

10. ANNOUNCEMENTS

- a. Hvitløk updated the Commission that City Hall has been closed to the public again. Planning Commission meetings will continue via Zoom meeting for the foreseeable future.

11. ADJOURNMENT - The meeting adjourned at 6:19 p.m.

Respectfully Submitted,

Amy Allison, Senior Planner
Approved this 28th day of July 2020

Attest:  _____

Ryan Hvitløk, AICP - Director of Planning & Development