
Members Present:

Lon Fox
Jerry Hoffman
Ryan Jaromin
Tom Chiudioni
Jason Gasaway

Members Absent:

Mark Darrall
Dan Flanagan

Others Present:

Matt Ray
Erin Hurley
Pete Olson
Brian McNearney, Context
Derrek Fields, Context
Maura Hoff, Defur Voran

The meeting was called to order at 5:04 pm by Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Lon Fox, Jason Gasaway, Tom Chiudioni, and Jerry Hoffman. Dan Flanagan and Mark Darrall were absent. The minutes from the July 11, 2018 meeting were distributed. Motion to approve the minutes was made by Lon Fox. Second by Jason Gasaway. All members present voted Aye.

Old Business:

There was no old business.

New Business:Public Hearing-Ordinance 776 Amending Zoning Ordinance

Town Manager, Pete Olson, introduced Brian McNearney and Derrek Fields of Context who gave a Power Point presentation of the proposed “Downtown Overlay District” and discussed the proposed changes to zoning and guidelines for the development in downtown. In response to questions from the Planning Commission, Context stated that they can add language relating to cohesive color choices of new buildings and landscape maintenance. There is parking flexibility in the new plan due to projects already in motion.

Public Comment:

President Ryan Jaromin opened the floor for public comment. There were no comments. Attorney Maura Hoff stated that the public notice of the hearing was published as required.

Ryan Jaromin closed the public hearing.

Comment from the Planning Commission:

Ryan Jaromin stated that he would like all questions addressed and for the commission members to have enough time to review before voting on the ordinance. Several members had questions about the Architectural Review Board and if there is a compelling reason to have an ARB. The proposed permit fees were also discussed. Town Council President Rich Lee stated that the

council wants to make sure the town's investment and the investment of potential developers is protected. They want oversight on new development downtown without being overly restrictive. Pete Olson stated that an overlay district is necessary. ARBs are common for redevelopment projects but are bureaucratic by nature. The way this one is set up is to review projects ahead of an application actually being submitted to streamline the process. Jerry Hoffman added that he has worked on several projects in other cities that utilize ARBs and most developers expect them.

Pete Olson asked the commission members to email their questions and comments to Context so that they can get those questions answered prior to the next meeting and we can revisit the ordinance on February 6.

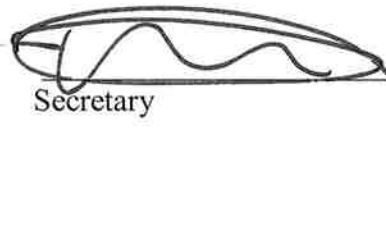
Maura Hoff stated that she will work on ARB options and have those at the next meeting as well.

The schedule of 2019 meeting dates was approved.

Meeting adjourned at 6:15 pm.



President



Secretary