**MEETING OF THE HINES PLANNING COMMISSION**

**May 6, 2019**

Present: Stacey Radinovich, Terry Hellbusch, Tammie Choate, Irene Madarieta, Marsallai Quick and Planning Commission Secretary Judy Erwin. Also in attendance was City Administrator Kirby Letham. Audience included Frank Bosch, Mason Watson, Heidi Sands and Leanna Smith.

Chair Stacey Radinovich called the meeting to order at 5:30pm and led the flag salute.

**Approval of May 6, 2019 Agenda:**

Irene Madarieta made a motion to approve the agenda for the May 6, 2019 meeting and the motion was seconded by Tammie Choate. All ayes, the motion was carried.

**Approval of April 8, 2019 meeting minutes:**

Irene Madarieta made a motion that the minutes of April 8, 2019, be approved as presented. The motion was seconded by Marsallai Quick. All ayes, the motion was carried.

**Old Business:** None

**PUBLIC HEARINGS**

Chair Radinovich declared the public hearing open at 5:30. Secretary Judy Erwin read the rules and guidelines for the hearings, a copy of which is attached and by this reference made a part hereof. Radinovich asked if anyone had any objection to the notice that was sent out and published in this matter and if anyone on the Commission had any declaration of ex parte contact or bias concerning the matters before them. There were no objections or declarations expressed at the meeting.

Secretary Judy Erwin read the staff report for the Watson hearing for a conditional use permit, which is also attached hereto and by this reference made a part hereof, in to the official record.

City Administrator Kirby Letham explained to the commission that the property in question was recently rezoned from Industrial to Commercial and that the Watson’s were applying for a permit to live on the second floor of a commercial business on the property.

Irene Madarieta inquired when they anticipated the business would open and Mason Watson replied that he hoped within 6 to 8 weeks. He stated that the reason for the delay was that they needed the zone change and conditional use permit in order to get the building permits to install the bathrooms. He also reiterated that the upstairs would be this family’s primary residence.

Stacey Radinovich made a motion that the conditional use permit be approved and Irene Madarieta seconded the motion. All ayes, the motion was carried.

The next hearing for a conditional use permit application to be considered was for Tom Bosch for a recreational vehicle park and tent camping site to be located on land adjacent to Bosch’s Big Bear Lodge. Secretary Erwin read the Staff Report for this conditional use application into the official record, a copy of which is attached hereto and by this reference made a part hereof,

Marsallai Quick inquired regarding the number of RV sites and tent sites. Mr. Bosch responded that there would be 10 RV sites and not more than 12 tent sites. Stacey Radinovich inquired if there would be tent sites in the RV site locations and was told that no there would not be since there is not enough room.

Stacey Radinovich mentioned that she knew that the Glerups had also intended on putting RV sites in at the same location. Radinovich made a motion that the conditional use permit be approved and Tammie Choate seconded the motion. All ayes, the motion was carried.

The last hearing for a variance for Chris and LeeAnna Smith was opened and Secretary Erwin read the Staff Report into the official record, a copy of which is attached hereto and by this reference made a part hereof.

Stacey Radinovich noted to the commission that she had driven by the property and that while the lots in that area are much larger than the rest of the city; the lots at Smith’s end of the street are smaller in size than the lots at the other end of the street that have large shops. She also said that when she and her husband lived in that area and built a shop they were allowed a taller peak than was allowed because the property sloped off toward the back and that from the street the peak did not appear as high. She said that she is fine with the 5 foot variance for the back lot line and the oversized shop but had an issue with the height variance of 19 feet because the building would appear much larger than anything in the area. She said that she is also struggling with the height of the walls and does not think the City Council will allow it.

There was some more discussion regarding the size of shops in the area. Stacey Radinovich made a motion to allow the variance with an amended height restriction of 16 feet. Marsallai Quick seconded the motion. All ayes, the motion was carried.

**Public Comments:** There were no public comments.

Irene Madarieta suggested to the Commission that they should make a recommendation to the City Council to perhaps amend the zoning ordinance to include new size and area restrictions for oversized outbuildings.

City Administrator Kirby Letham told the Commission that there appear to be a lot of discrepancies that need to be addressed by updating the City’s zoning code. He would like to see a work session set up to go through changes such as these to the code as well as perhaps adding tiny home or accessory dwelling units to the City’s zoning code. He said he would like to schedule some public meetings so that the process for making changes could begin. The Commission agreed that it sounds like a good idea that is past it’s time.

There being no further business, Irene Madarieta made a motion that the meeting be adjourned and the motion was seconded by Commissioner Tammie Choate. All ayes, the motion as carried.

The meeting was adjourned at 6:14 pm.