



City of Donnelly

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Planning & Zoning Commission Meeting

Monday, February 1, 2016 at 6:00 pm

AT

The Donnelly Community Center

MINUTES

Roll Call: 6:00p.m. Chair Larry Mangum in attendance along with Commissioners George Dorris, Maggie Bryant, Gene Tyler and Sally Gilbert. Quorum exists. Clerk and Administrator were present.

PREVIOUS MINUTES:

Motion by Gilbert, 2nd by Bryant, to approve the P&Z Minutes as corrected from January 4, 2016. Motion carried.

STAFF UPDATES:

- City Clerk – Commission received \$1000 Local Option Tax Award
- Administrator – No formal report

GENERAL BUSINESS:

1. Elect Commission Chairman

Nominations were made by Dorris to appoint Larry Mangum as the Chairman.

Motion by Dorris, 2nd by Tyler to appoint Larry Mangum as the City of Donnelly's Planning & Zoning Chairman. All in favor, motion carried.

2. Design Review Application - Roseberry Cabins (Janet Wier)

Commissioner Dorris had concerns to the EDU's and if they would be available with our current system. Clerk indicated that they are okay at this time but will consult with the City Water Engineer for additional information. Also a concern was for the Storm water and what the plan would be. They stated that they would retain onsite and the overflow would tie into the City's storm drain. Administrated stressed that the code requests a drainage plan at the time of design review. The snow storage was discussed with the setbacks. The commission suggested possible cleating or cold roof and a fence to deter the snow from encroaching onto neighboring properties. The driveway would need to be approved by the fire department to make sure that it was within regulations for commercial properties. The ADA ramp needs follow all ADA requirements. Administrator indicated that the Aspen trees on the lot are in the Downtown revitalization plan, however Dorris stated that the City cannot purchase the property therefore the City cannot require the property owners to keep it as a park. Another item discussed was if the City would require them to install a sidewalk or just make sure that they had a safe and uninhibited pedestrian passage to downtown. Administrator stated that there needs to be some level of pedestrian passage. Another concern was parking during Holiday weekends. This could be something of further discussion. The lighting plan that was proposed has some concerns of the lumen output on the landscaping lighting. Applicant will take suggestions back to the drawing board and have

an architect draw up the plans as long as the City thought that this sort of development would be approved. They will present a completed application at a future meeting.

3. Northwest Passage Apartment Workshop

Chance Hobbs, Scott Hopkins, Doug Crowther, and Jess, presented the Northwest Passage Apartment complex to be developed at the current Main Street Plaza Development. The rentals are under H.U.D. regulations and rents would range from 400-750 per unit. This is a mixed income development, not just work force housing. Proposed site and elevation plans were proposed, the commission were favorable to site plan A1.2 Option A where the proposed entrance were off of Old Street and Highway 55. They also provided the commission different types of construction to keep within the City of Donnelly's comprehensive plan. The next steps are to apply for a C.U.P., Design Review and Amendment to the current recorded Development Agreement. This could take some time and each step will be reviewed.

4. Comprehensive Plan Workshop

This will continue throughout each meeting when time is permitted.

ADJOURN

Motion by Dorris, 2nd by Bryant to adjourn until the March 7, 2016 regular scheduled meeting at 6:00 p.m. Motion carried.

Adjourned: 8:02 p.m.