

## **Planning Commission Meeting**

**April 26, 2018**

**7:00 PM**

### **Call to Order:**

Council Member Ross called the meeting to order at 7:00 pm.

### **Roll Call:**

Present: Commissioners Nancy Reid, Joyce Yoshimura-Rank, Paul Lesieur, Bob Turkington, Kara Ries, David Pfuhl and Council Member Katy Ross.

Staff: Recording Secretary Gretchen Needham and City Administrator Mike Robertson.

### **Approval of Agenda:**

**Commissioner Reid moved to approve the agenda. Commissioner Ries seconded. Motion approved unanimously.**

### **Approval of Minutes:**

**Commissioner Reid moved to approve the March 29, 2018 meeting minutes. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.**

### **Proposed CUP 18-02—6 Preserve Trail, Moving Over 100 Cubic Yards of Soil**

A request was made by the homeowners to remove approximately 1500 cubic feet of soil and replace it with 1700 cubic feet of new soil to support a home addition, garage, sport court and swimming pool. Jeff Lindgren, the contractor for the homeowners, addressed the Planning Commission, explaining that the condition of the soil is currently sandy and porous, and not ideal for supporting structures. They are raising some of the land which is why more soil is being imported than removed.

Administrator Robertson reviewed the staff report and noted the City Engineer had reviewed the application and approved the plans and he recommended approval with five conditions.

**Commissioner Reid moved to recommend approval of proposed CUP 18-02 with the conditions that the proposed additions meet all required setbacks and zoning standards, that the plans be approved by the Building Official and City Engineer prior to construction, that erosion control measures are taken, that the trucks removing and delivering soil work only within the City's allowed construction hours, and that the trucks stay off the septic areas and erosion control measures. Commissioner Pfuhl seconded. Motion approved unanimously.**

### **Proposed ISTS Variance 18-03—3 Thompson Lane, 15 Feet into the West Side Yard 30-foot Setback**

Andy Michels spoke about his request to place a new septic system in the southwest corner of his property. He said that the new septic is needed because his proposed accessory building would be built where his existing septic is located. He said he does not want to build the new septic on another part of his lot because he would have to remove some trees, he could use a

gravity system in this area rather than needing a pump and that he can't add on to his house in this area.

Administrator Robertson reviewed the staff report. Staff does not recommend the variance because the applicant has not shown that this is the best place to build a septic system. There appear to be areas to the north and east of the house where a septic could be built without needing a variance. City Staff's opinion is that the applicant has not met the requirements for a variance and therefore the variance should be denied. Mr. Michels said that part of the proposed area was fill soil and a septic could not be built there. He also said he would have to remove too many trees. Robertson noted that the City has not received any soil samples from those areas and they would need that to prove Mr. Michels' claims.

**Commissioner Reid moved to deny proposed ISTS Variance 18-03 due to there being adequate area for a septic system to be installed elsewhere on the lot that would not need a variance and because the applicant's stated reasons to prefer the proposed site do not rise to the level of practical difficulties as defined by City ordinance that would justify granting a variance. Commissioner Ries seconded. Motion denied unanimously.**

**City Update:**

1. Administrator Robertson said proposed variance 18-01 at 16 Red Fox Road is no longer needed since measurements show the proposed septic system to be outside the setback.
2. Incarnation Lutheran Church has been granted a permit for a new sign.
3. Road restrictions will be lifted Monday, April 30.
4. Chair Ross noted she is meeting with NOHOA to discuss feedback on the Draft Comprehensive Plan.

**Adjournment:**

**Commissioner Ries made a motion to adjourn. Commissioner Yoshimura-Rank seconded. The motion was approved unanimously. The meeting ended at 7:55 pm.**

**Next Meeting: Thursday, May 31, 2018**