



1 property with slopes less than thirty percent (30%); however, the site plan does show the southern  
2 portion of the building and an entry staircase which would be built on slopes greater than thirty  
3 percent (30%). The home may be shifted to the north onto the less steep slopes; however, there would  
4 still be a necessity to disturb the steep slopes in accessing the home from Ridge Point Drive.  
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6 Based on analysis of the required criteria from State law included in the findings above and the  
7 materials submitted by the Applicant, Staff recommends the Planning Commission grant the  
8 requested variance related to encroachments on slopes greater than thirty percent (30%) with the  
9 following conditions:  
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- 11 1. The Applicant will continue to work with City Staff to ensure the final plans submitted will meet  
12 the standards for building in the R-F Zone, in particular the impact of retaining walls and building  
13 on slopes greater than thirty percent (30%) should be minimal.
- 14 2. The Applicant will also work with Staff on final location of retaining walls to ensure that they  
15 meet the standards of the Code. A separate permit shall be required for retaining walls taller than  
16 four (4) feet and not exceeding ten (10) feet.  
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18 Commissioner Spratley made a motion of approval for the Variance to allow construction of a single-  
19 family dwelling on slopes 30% or greater, located at 1679 Ridge Point Dr with the two conditions  
20 outlined by staff. Commissioner Bawden seconded the motion. Voting passed 6-0 with Commission  
21 members Bawden, Bell, Clark, Harris, Monson and Spratley voting aye.  
22

23 **4. Consider approval of Finding of Facts of a Variance to allow construction of a single-family**  
24 **dwelling on slopes 30% or greater, located at 1679 Ridge Point.**  
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26 Chair Monson asked that the language under Finding A should read: *“The Planning Commission*  
27 *Staff determines the disturbance to be minimal and with additional adjustment to the plans the*  
28 *disturbance can further be reduced.”*  
29

30 Commissioner Spratley made a motion to approve the Findings of Facts of a Variance to allow  
31 construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point with  
32 the one correction. Commissioner Bell seconded the motion. Voting was 6-0 with Commissioners  
33 Bawden, Bell, Clark, Harris, Monson and Spratley voting aye.  
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35 **5. Planning Director’s report, review of pending applications and miscellaneous business.**  
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37 Director Astorga indicated that the next Planning Commission meeting is scheduled for Sept 15,  
38 2020. Mr. Astorga provided an update to the indoor shooting range at the Rite Aid building as asked  
39 by Chair Monson. Mr. Astorga indicated that The Brooks development (formerly known as the 2<sup>nd</sup>  
40 on Main project) was recently submitted and that the Commission would see it soon. Mr. Astorga  
41 and City Planner Poole mentioned a long list of Land Use Text Amendments and projects that  
42 Planning Department was working on which included the following:  
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- 44 a. Land use code update: ADUs, administrative process, sign code, uses-organization and cross  
45 reference, LUDMA 2020 update, Administrative Committee times to meet and compensation,  
46 removing unused driveway cuts, all variances and CUPs to go to the Commission, and  
47 location of street trees.

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- b. New land use code or policy: consider a utility agenda special exception/variance, short-term rentals, foot truck, annexation, and hospital zone.
- c. Zone Change: rezone open space and parks to OS.
- d. Land use code research (new code if necessary): definition of a family, contract purchaser, parking ratios, steep slope development, retaining walls/fences, mixed-use overlay and mixed-use lock your use percentage, multi-family design standards, downtown (stucco, width requirement, parking), and PUDs.
- e. Land use code clear-view area: Setback/landscaping reduction, and clear-view areas.
- f. Master/General Plan: grants being applied for City wide General Plan, BRT study already approved, grants for trail work.
- g. Program update: Planning Dept. working on website revamp, code enforcement, business licenses, trails, farmer's market, redoing land use applications, etc.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:05 p.m.

  
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Sean Monson  
Planning Commission Chair