

**PLANNING COMMISSION MEETING**

**MARCH 14, 2023**

**7:00 PM**

**MINUTES**

**1. CALL TO ORDER (Via Zoom & In-Person)**

**Commissioner Cruger** called the Planning Commission meeting to order at 7:00 p.m.

**2. FLAG SALUTE:**

**Commissioner Cruger** led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

**3. ROLL CALL:**

Planning Commission

Commissioner Frederick Cruger – Present  
Commissioner Ron Stephenson – Absent  
Commissioner Scott Morrison – Present  
Commissioner Bruce Straughn – Present  
Commissioner Chris Marsh – Present

City Staff

Eric Jensen, Community Dev. Director

**4. APPROVAL OF MINUTES**

**A. Approval of February 16, 2023 Special Meeting Minutes**

**Commissioner Marsh** moved to accept the minutes as written. Commissioner Morrison seconded. Motion carried.

**5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS**

**(Public comments are encouraged both for items that are not action items in this Agenda and for actions items in this Agenda. Comments may be submitted in advance in writing or by e-mail to the City Clerk or may be made in person, or by telephone or computer connection at the time of the meeting.)**

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

## 6. NEW BUSINESS

### A. Land Use Matrix Table

**Community Development Director Jensen** reviewed the Land Use Matrix Table with the Planning Commission and included discussion on the following items in the CBD, GC and IR zones:

- Definitions in municipal code – inconsistent and internal discrepancies
- Made sure the current land use types in zoning districts and made sure they had definitions
- Made zoning land uses into a greater land use type
- Wants to color code tables for hand-outs, put on website and place on permit information to make detail easier to see
- Moved the Permitted/Conditional and Prohibited list to the top of page as requested by Commission
- Some land uses do not have definitions; schools, churches and the like
- Yellow highlighted definitions means it is new to the Granite Falls Municipal Code and is intended to be adopted
- Residential, Commercial and Public Institutional land use tables
  - Other tables will be at the next meeting

#### Planning Commission Discussion Items – Residential Zone

- (Public/Institutional) Asked about a radio transmitting antenna – keep as a conditional use
- (Residential) Foster home and Home occupation – should be allowed, if the primary use of the property is an existing non-conforming use (discussion with City Attorney needed)
- Remove “foster homes” from matrix table
- Planned Residential Development – explore a little more and come back to Commission with more information

#### Planning Commission Discussion Items – Commercial Zone

- Automobile Parts Sales – Permitted in IR/HI and LI zones (straight permitted)
- Dismantling something = Conditional Use
- Marijuana Retailer does this create a legal issue if you downright just prevent it? (discussion with City Attorney needed)

#### Planning Commission Discussion Items – General Commercial

- Social Services – why would this be permitted in the CBD and conditional in the GC? (change to be permitted use in the CBD, GC and IR)
- Utility Facilities – no definition (change to Conditional & add a definition)

## 7. CURRENT BUSINESS

### A. Public Outreach for Comprehensive Plan Update

**Community Development Director Jensen** reviewed the community survey information he is going to place on the City website. Some additional discussion included:

- #1 How long have you lived in/near the city?
- Have a link to the 2015 Comprehensive Plan so people can get a feel for the document before they write a response
- When/Where/How will the survey be available to the public? May
  - Utility bill insert & explanation
  - Online & online link
  - At events

## 8. REPORTS:

### A. City Clerk Report

There were no questions on the City Clerk's reports.

### B. Homework

There were no homework items for the Agenda.

## 9. CORRESPONDENCE:

**Commissioner Cruger** mentioned questions he seen on Facebook regarding the Wastewater Treatment Plant.

## 10. ADJOURNMENT:

**Commissioner Cruger** adjourned the meeting.