

**Planning and Zoning Commission Meeting
Minutes – July 25, 2018**

The Planning and Zoning Commission of the City of Canyon met in regular session at 4:00 pm in the City Commission Chambers of the Civic Complex. Chairman Bill Craddock presided over the meeting with the following Commissioners in attendance Larry Ramaekers, Jon Davis, Laurie Sharp, and Leesa Wood Calvi. Commissioners John Pletcher, Bobbie Jo Krutsch, Charles Munger, and Kevin Luetkahans were unable to attend.

Also present were the following City Staff: Assistant City Manager Chris Sharp, Assistant City Manager for Special Projects Jon Behrens, Director of Public Works Dan Reese, and Director of Planning and Development Danny Cornelius.

Item 1 Call to Order.

Chairman Craddock called the meeting to order at 4:00 pm.

Item 2 Approval of Minutes from the May 14, 2018 Meeting.

Commissioner Calvi moved, duly seconded by Commissioner Davis, to approve the minutes from the May 14, 2018 meeting. The motion passed unanimously.

Item 3 Discuss the Comprehensive Plan with Representatives from Freese and Nichols, Inc.

Dan Sefko with Freese and Nichols, Inc. presented the 2018 Comprehensive Plan to the Commission. Commissioner Sharp asked if the Advisory Committee Implementation Priorities listed in Chapter 9 were numbered in order of importance. Mr. Sefko stated that they were not. It was recommended that a note be added to clarify the items were not listed in order of importance.

After discussion, staff was directed to schedule a public hearing to consider recommending adoption of the 2018 Comprehensive Plan.

Item 4 Discussion on Ordinance No. 1083, an Ordinance Amending the Code of Ordinances of the City of Canyon, Chapter 156, Zoning Code, by Amending Table 1-1, Summary Use Chart to add Shelter as an Allowed Use in RC-1, RC-2, I-1, I-2, and PD Zoning Districts, Amending Section A.02, Terms to add Shelter.

The Commission continued a discussion on Ordinance 1083. During the May 14, 2018 meeting, concerns were expressed about limiting the facilities to temporary (3 days or less) boarding. Staff was asked to study the issue further.

After discussing similar use regulations from several other cities, staff was directed to amend the ordinance to allow the use by Specific Use Permit only in the RC-1, RC-2, I-1, I-2, and PD Zoning Districts and to remove the 3 day or less boarding requirement. A public hearing will be scheduled to consider the ordinance at future meeting.

Item 5 Discussion on Ordinance No. 1084, an Ordinance Amending the Code of Ordinances of the City of Canyon, Chapter 155, Subdivisions, by adding Section 155.09 Abandonment of Right of Way.

The Planning and Zoning Commission previously voted to recommend approval of Ordinance 1084. The City Commission requested that ordinance be reconsidered. Staff was asked to

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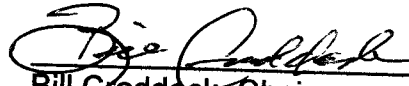
increase the application fee The revised ordinance increased the application fee from \$250 to \$500

There was concern about the cost of the appraisal to the applicant. Staff was asked by the City Commission to revise the appraisal process language where appraisal would be considered based on the proposed use of the land City Attorney, Chuck Hester, studied the issue with staff and advised that the appraisal requirement must be applied evenly Otherwise, a requestor could feel slighted by the discretionary action The revised ordinance contained application submittal requirements as recommended by Mr Hester

Staff was directed by the Planning and Zoning Commission to schedule a public hearing to consider recommending adoption to the revised Ordinance No 1084

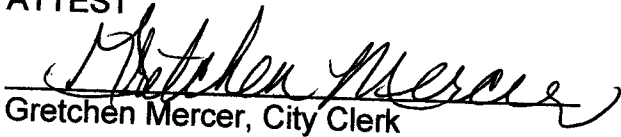
Item 6 Adjourn.

Chairman Craddock adjourned the meeting at 5 30 pm



Bill Craddock, Chairman
Planning and Zoning Commission

ATTEST



Gretchen Mercer, City Clerk