

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
March 25, 2021

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Eirik Heikes, John Herr, Eric Ottenbacher, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Mike Gollither, Mike Quasney. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Marty Gillies, Kip Harrington, Sarah Hanzel, Tim Behlings, Todd Peckosh, Wade Nyberg and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m.

Braun reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Motion by Caesar seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 8 in accordance with the staff recommendations. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the March 10, 2021 Planning Commission Meeting Minutes.
2. No. 21PL010 - The NW1/4
A request by Ferber Engineering Co., Inc for Brad and Sandra Estes to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Tract 4 of the NW1/4, legally described as Tract 4 of the NW1/4 of Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the Sheridan Lake Road and Norseman Lane intersection.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of right-of-way for a turnaround at the northern terminus of Norsemen Lane and construction plans to improve the eastern half of the turnaround in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;**
2. **Prior to submittal of a Final Plat application, the property shall be rezoned from Limited Agriculture District to Ranchette Residential District with Pennington County;**
3. **Prior to submittal of a Final Plat application, a Variance shall be obtained from the City Council to waive the requirement to construct sidewalk along Norseman Lane, Sheridan Lake Road and the section**

- line highway or construction plans shall be submitted for sidewalk along the three rights-of-way;
4. Prior to submittal of a Final Plat application, the applicant shall enter into a Wild Fire Mitigation Plan for the property if needed. In addition, a copy of the approved plan shall be submitted with the Final Plat application or written documentation from the Fire Department shall be submitted indicating that a plan is not needed;
 5. Prior to submittal of a Final Plat application, the correct Certificate of Titles for a Final Plat shall be shown on the plat document. In particular, the Certificate of Finance Director Certificate shall be revised eliminating the reference to the Public Works Director;
 6. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable;
 7. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative;
 8. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 10 additional feet or right-of-way along Sheridan Lake Road;
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

*3. No. 21PD006 - Marlin Drive Commercial Park

A request by KTM Design Solutions, Inc for Rapid City Marlin LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for Lot 1, Lot 2 and Lot 3 (also located in Section 17) of Block 3 of Marlin Drive Commercial Park, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of Marlin Drive and E. Minnesota Street intersection.

Planning Commission approved the Final Planned Development Overlay to allow an apartment complex with the following stipulations:

1. Upon submittal of a Building Permit for Phase II, a Covenant Agreement for the shared approach between Lots 2 and 3 shall be submitted for review and approval;
2. Upon submittal of a Building Permit, the design report shall be updated to indicate the existing water main in Marlin Drive is 16-inches, not 12-inches. The report shall confirm that the existing storm sewer in Marlin Drive and Element 104 can accommodate the increased runoff from the site. The report shall verify there is capacity in the Jolly Lane lift station for the increased sanitary flows from the project;

3. Upon submittal of a Building Permit, the plans shall be updated to show any existing sewer and water services to Lots 1, 2 and 3 that are not being used as being abandoned per City standards;
4. Upon submittal of a Building Permit, the sanitary sewer plans shall be updated to address redline comments;
5. Upon submittal of a Building Permit, the site plan shall be revised to show turn arounds designed in compliance with the Infrastructure Design Criteria Manual;
6. Upon submittal of a Building Permit, fire sprinkler plans shall be submitted for review and approval;
7. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
8. This Final Planned Development Overlay shall allow a 70-unit townhome apartment complex. Any change in use that is a permitted use in the Office Commercial District and in compliance with the parking regulations shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development Overlay.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

*4. No. 21PD007 - Elks Crossing Subdivision

A request by KTM Design Solutions, Inc for Rapid City Marlin LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for Lot 2 of Block 8 of Elks Crossing Subdivision, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Marlin Drive and E. Minnesota Street intersection.

Planning Commission approved the Final Planned Development Overlay to allow an apartment complex with the following stipulations:

1. Upon submittal of a Building Permit, the utility report shall demonstrate that all peak velocities are not less than two feet per second or an Exception to the Infrastructure Design Criteria Manual shall be submitted be obtained;
2. Upon submittal of a Building Permit, the site plan shall be revised to show turn arounds designed in compliance with the Infrastructure Design Criteria Manual;
3. Upon submittal of a Building Permit, fire sprinkler plans shall be submitted for review and approval;
4. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The

addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,

5. This Final Planned Development Overlay shall allow a 66-unit apartment complex. Any change in use that is a permitted use in the Office Commercial District and in compliance with the parking regulations shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development Overlay.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

*5. No. 21PD008 - Northern Heights Subdivision

A request by KLJ for Karen Pearson to consider an application for a **Major Amendment to Planned Development to allow offices, classrooms and cultural center** for Lot 1 of Lot A of Block 6 of Northern Heights Subdivision, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 522 Anamosa Street.

Planning Commission approved the Major Amendment to a Planned Development Overlay to allow a cultural center with office space, classrooms, and a caretaker unit with the following stipulations:

1. Prior to issuance of a Certificate of Occupancy for the cultural center, the gravel area identified as an expansion of parking to the north of the existing church shall be paved, and;
2. The Major Amendment to a Planned Development Overlay shall allow for a cultural center, including office space, classroom areas, and one caretaker unit. The operation of a mission at this property shall not be permitted through the approval of this Major Amendment to a Planned Development.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

6. No. 21RZ010 - Section 30, T2N, R8E

A request by Ferber Engineering Co., Inc for Hay Land, LLC to consider an application for a **Rezoning request from Light Industrial District to General Commercial District** for the E1/2 of the NE1/4 of the NE1/4 of Section 30 and the S1/2 of the NW1/4 of the NW1/4 and the NW1/4 of the NW1/4 of the NW1/4 of Section 29, all in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of Seger Drive at the end of 143 Avenue.

Planning Commission recommended approval of the Rezoning request from

Light Industrial District to General Commercial District.

7. No. 21PL013 - SW1/4 of NW1/4

A request by Renner Associates, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1A and Lot 1B of SW/14 of NW1/4, legally described as Lot 1 of the SW1/4 of the NW1/4 less the N260 feet of Lot 1 of Section 34, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located east of Old Folsom Road.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulation:

1. **Upon submittal of a Development Engineering Plan application, construction plans for a sidewalk must be submitted for review and approval or a Variance from City Council shall be obtained;**
2. **Prior to submittal of a Final Plat application, the property shall be rezoned from Limited Agriculture District to Ranchette Residential District with Pennington County;**
3. **Prior to submittal of a Final Plat application, the applicant shall obtain an approach permit from Pennington County Highway Department. A copy of the approved permit shall be submitted with the Final Plat application;**
4. **Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable;**
5. **Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative; and,**
6. **Upon submittal of a Final Plat, the plat document shall be revised to show a shared approach easement measuring 40 feet by 40 feet along the shared property line.**

8. No. 21PL016 - Rainbow Ridge Subdivision

A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 19 thru 26 of Block 1, Lots 9 thru 14 of Block 2 of Rainbow Ridge Subdivision, legally described as the S1/2 of the NE1/4 less Rainbow Ridge Subdivision and less right-of-way, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Bunker Drive at the current Sagewood Street terminus.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Upon submittal of a Development Engineering Plan application, redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;**

2. Upon submittal of a Development Engineering Plan application, construction plans for Sagewood Street shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street or shall meet criteria for obtaining an Exception. In addition, an intermediate turnaround and the cul-de-sac bulb at the street terminus shall be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
3. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 28 dwelling units on a cul-de-sac street in lieu of a maximum of 20 or the plat document shall be revised accordingly;
4. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
6. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
7. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Environment and Natural Resources shall be secured;
8. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
9. Prior to submittal of a Final Plat application, the lots in Block 1 shall be renumbered to take into account the existing lot numbers that already exist in Block 1;
10. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in residential structures if Sagewood Street serves more than 20 housing units. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,
11. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative if Sagewood Street serves more than 20 housing units;
12. Upon submittal of a Final Plat application, an agreement shall be

submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for all drainage improvements;

13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

9. No. 21RZ007 - Wises Addition

A request by Dream Design International, Inc for Great Plains Tribal Leaders Health Board to consider an application for a **Rezoning request from Public District to General Commercial District** for Lot C in Blocks 10 and 11 of Wises Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 725 N. LaCrosse Street.

Gillies presented the application explaining that the application has been withdraw by the applicant and requested acknowledgement of the withdrawal.

Bulman moved, Arguello seconded and the Planning Commission recommended Planning Commission acknowledge the applicant's withdrawal of the application. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)

*10. No. 21PD004 - Chapel Lane Village

A request by Stephen Hayes to consider an application for a **Major Amendment to a Planned Development Overlay to reduce setbacks for a deck and stairs** for Lot 2A-c of Lot 2A of Block 5 of Chapel Lane Village Subdivision, located in Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 3658 Serendipity.

Gillies presented the application and reviewed the associated slides. Gillies noted that the property has an open green space located in front of their property that is not part of their lot. This open space reduces the available front yard creating the need for an Exception to reduce the front yard setback from 20 feet to 4.7 feet to allow for the reconstruction of a deck and stairs to improve access to the residence. Gillies stated that open space will keep the deck from feeling like it is too close to the road even though the actual setback on the lot is 4.7 feet. Gillies stated that staff recommends approval of the Major Amendment to a Planned Development Overlay to reduce setbacks for a deck and stairs.

Dan Miller, 3658 Serendipity, owner of the property stated that they are requesting to replace the current deck and stairs as the current ones are unsafe.

Steven Hayes stated he is the contractor who is building the deck, spoke to why the deck needs to be replaced including access and safety issues due to the age of current deck.

In response to a question from Heikes on the bolsters, Hayes stated that they do meet safety requirements.

Fisher requested that a friendly amendment be made to recommend approval with stipulations and Exception. **Heikes made amendment to his recommendation, the seconded agreed.**

Heikes moved, Ottenbacher seconded and the Planning Commission approved the Major Amendment to a Planned Development with the following stipulation:

- 1. An Exception is hereby granted to reduce the front yard setback from 20 feet to 4.7 feet to allow for the reconstruction of a deck and stairs to improve access to the residence. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)**

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

*11. No. 21UR002 - Original Town of Rapid City

A request by Wyss Associates, Inc for Passages Womens Transitional Living to consider an application for a **Major Amendment to a Conditional Use Permit to allow a group home** for Lots 1 thru 12 of Block 19 of Original Town of Rapid City, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the Denver Street and N. 1st Street intersection.

Lacock presented the application and reviewed the associated slides. Lacock stated that a Conditional Use Permit (File #18UR001) had been approved back in 2018, but no permit or construction has taken place within the required 2-year period and as such they are requesting renewal of the Conditional Use Permit. Lacock stated that the building design remains the same and that the applicant is aware that as they are located in the Flood Plain and will have to obtain a Flood Plain Development Permit. Lacock presented staff's recommendation of approval of the Major Amendment to a Conditional Use Permit to allow a group home with stipulations.

Bulman moved, Caesar seconded and the Planning Commission recommended that the Major Amendment to a Conditional Use Permit to allow a group home be approved with the following stipulations:

- 1. Prior to issuance of a Building Permit, a Floodplain Development Permit shall be approved;**
- 2. Any proposed signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to the Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for**

- all signs;
3. A minimum of 15 parking spaces shall be provided. In addition, one of the parking spaces shall be ADA van accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
 4. A minimum of 35,778 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary; and,
 5. The Major Amendment to the Conditional Use Permit shall allow for a group home operated in compliance with the applicant's operational plan. Any expansion of the use shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a permitted use in the Medium Density Residential District in compliance with the Parking Regulations shall require a building permit. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Conditional Use Permit. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

12. Introduction, discussion, and acknowledgement of the draft *Strategic Housing Plan*

Hanzel presented the proposed Strategic Housing Plan to help create policies and to guide the city with opportunities for housing needs and affordability. Hanzel noted the Plan uses years of information from various sources to address housing issues and needs. Hanzel reviewed the objective of the Plan which is to preserve existing homes and create new housing stock for Rapid City. The plan aims to serve households across the entire income spectrum. The plan identifies strategies to help meet this objective. Hanzel stated that the intention is to adopt two ordinance amendments that will help enable these strategies. Hanzel reviewed some of the terms used to define types of housing such as affordable, attainable, workforce and market. Hanzel reviewed the areas of focus such as regulatory environment, funding tools, and transportation and mobility. Hanzel stated that studies show that the area median income for Rapid City is approximately \$50,000. Hanzel briefly reviewed the different levels of housing from emergency/transitional to very low to low income noting that these types of housing require high levels of subsidization that is hard to fund and maintain. In the low to medium income noting there is a lot of competition. This level is considered affordable or workforce housing and if some of these households could be shifted to the level just above this, it would alleviate some of the competition in these areas.

Hanzel reviewed the seven strategies identified in the plan. Strategy #1) Revising Land Use Regulation including an ordinance amendment to expand the existing Administration Exception to allow up to 40% for development that meet the requirements of the plan. Individual Zoning Code such as Small Home Zoning

District, reduced parking minimums which will allow more land use flexibility and finally a more comprehensive update to the Zoning Code. Hanzel noted there is a section in the existing Comprehensive Plan titled Code Diagnosis that addresses this. Strategy #2 would include supporting a newly created financing tool titled Strategic Housing Trust Fund to provide funding for low to medium income households by offering low to zero interest loans through a revolving loan fund spearheaded by Black Hills Area Community Foundation which will focus on workforce housing. Hanzel stated they are looking into how these funds can be obtained. Strategy #3 would be a Rental Registration Program that would require rental properties to be registered with some entity and provide basic information. This would allow the sharing of information and allow better understanding of rental supply. Strategy #4 would be to Evaluate Proactive Rental Inspection where the City would ensure that all rental units meet minimum housing standards. Hanzel noted that although this would not create additional housing it would address livability and safe housing. Strategy #5 would waive Building Permit Fees for projects that meet defined requirements. This item would require an Ordinance Amendment to revise Chapter 15 of the Municipal Zoning Code. Strategy #6 looks at the link between housing costs and transportation so that land use and transit continue to be considered with development. Hanzel noted Long Range Planning is looking to update the Transit Plan. Strategy #7 is not in the current written plan, but following recent discussion it is planned to be added, is increasing the CDBG Program to use more federal funds that are available and further growing the CDBG relationship with the development community. Hanzel stated that the item will go to the Council for review and then the final Plan and Ordinance Amendments would be processed. Hanzel noted that the Ordinance Amendment for Zoning would come before the Planning Commission, but the Ordinance Amendment to waive permit fees would not as it is part of Chapter 15 which is not reviewed by the Planning Commission.

In response to a question from Ottenbacher regarding Administration Exceptions, Hanzel reviewed the Administrative Exceptions and how the threshold would be increased for projects that meet the requirements for affordable housing.

In response to a question from Vidal on median income numbers, Hanzel reviewed the information in the Plan confirming the information is based on household and not individuals and explained how the numbers are used.

In response to Vidal's question on tax abatement, Hanzel stated that is a County program, but reviewed how it works based on meeting the affordability criteria requirements the development receives the tax break on a five year program.

Arguello said that the program sounds effective but asks how it will work with existing housing plans, Hanzel stated that most of the ideas are already addressed in the Comprehensive Plan and that the newer ideas such as waiving Permit Fees and amending the Zoning Exception can be enacted quickly with Ordinance Amendments if there is support for them. Some of the others such as the inspections program is a newer idea that may take more time.

Arguello asked about refurbishing existing housing rather than new development, Hanzel reviewed how some of the funding program would be available for these options.

Heikes discussed the volatility of development and construction and this Plan looks like it going in the direction that needs to gone and that along with the boom in the area suggested modular verses stick built.

In response to Ottenbacher's question about the trust fund being private with the potential to receive some funding from governmental entities, Hanzel reviewed that the Black Hills Area Community Foundation acting as the managing entity with an advisory board that includes both city representatives, CDBG Manager, Long Range Planning and Community Development Director as well as other entities. Hanzel briefly addressed how the funds are used and that it could assist developers who may not be specifically focused on affordable housing.

Bulman commented that the plan sounds effective but stated her concerns as to the actual land use and the future effects on the city as a whole.

Caesar spoke to her concerns regarding Code Enforcement being more intimidating than supportive. Hanzel stated the Plan aims to utilize Code Enforcement in an expanded manner and as a pro-active measure for housing. Hanzel noted this would require additional city resources.

Braun spoke to the need to address density and using the utilities available. Braun spoke to the cost of living verses cost of development and the gap that is being widened.

Vidal moved, Bulman seconded and the Planning Commission recommended approval of the Introduction, discussion, and acknowledgement of the draft *Strategic Housing Plan*. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)

13. Discussion Items
None

14. Staff Items
Fisher thanked the Planning Commission for their thorough review of the Plan and noted that Current Planning has also been reviewing issues to support affordable housing that will be being brought forward and hopes the Planning Commission will support them.

15. Planning Commission Items
None

There being no further business, Caesar moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:08 a.m. (9 to 0 with Arguello, Braun, Bulman, Caesar, Heikes, Herr, Ottenbacher, Stuck and Vidal voting yes and none voting no)