

Hastings Planning Commission

**January 11, 2016
Regular Meeting**

Chair Estenson called the meeting to order at 7:00 p.m.

1. **Roll Call**

Commissioners Present: Estenson, Rohloff, Slaten, Wallace, Alpaugh, Deaver, and Johnson

Commissioners Absent:

Staff Present: Community Development Director Hinzman and City Planner Fortney

2. **Approval of Minutes – December 14, 2016**

Motion by Commissioner Alpaugh to approve the minutes. Seconded by Commissioner Rohloff. Upon vote taken Ayes 5, Nays 0 (Slaten and Wallace abstained). Motion carried.

PUBLIC HEARING

3. **Jupiter Peak Lodging, Alan Blankenship – Special Use Permit – 1st Floor Residential in the C-3 Zoning District – 213 Sibley Street.**

Fortney provided a summary of the staff report.

Chair Estenson opened and closed the public hearing at 7:06 with no one wishing to speak.

Commissioner Slaten asked if there was a parking agreement between the applicants any neighboring lots. Fortney said there is a verbal parking agreement with the adjacent property owner to the east. Slaten said it should be in writing. Fortney said it should be in writing if the parking spaces were required. He added that downtown business are exempted from the off street parking requirements beyond what they currently have unless they change their necessity beyond what they have established. Hinzman added that this exceptions came into effect in about 2003.

Commissioner Alpaugh asked if the SUP has a time limit. Hinzman said no it is continuous, as long as it is operated in compliance with the ordinance and conditions of approval.

Commissioner Deaver asked if there are any other buildings that have received a similar SUP. Fortney said no. Hinzman added that there were some amendments to the DC district in the past year that allowed first floor residential dwellings in areas that were previously not allowed. Hinzman added that the code does allow for this request, but with provisions to assure that the viability of downtown is not compromised.

Slaten said this could open the door to other building owners who are having trouble renting commercial spaces.

Commissioner Wallace said he is not concerned with precedence for approving what the code allows, but for approving it without having a separate entrance.

Slaten asked how the second floor residential access is set up. Fortney said there are stairways down to the first floor commercial area hallway, which is one reason staff was supportive of this proposed unit also accessing the same hallway. Fortney added that the commercial portion of the building is different that all the other downtown buildings in that the main floor is divided into several private office suites that are secured from the main hallway. He added that because of this, tenants are not entering private commercial space like they would be doing in other buildings.

Wallace asked if the building has a rear access. Fortney said yes, the main hallway turns at the proposed unit and has an entrance out to the alley.

Commissioner Johnson said having a back door to the building and the nature of the layout makes this acceptable. He added that he is not worried about precedent other than allowing a use to make a downtown building more viable.

Motion by Commissioner Wallace to approve the SUP as presented, Seconded by Commissioner Johnson. Upon vote taken Ayes 7, Nays 0. Motion carried.

OTHER ACTIONS

4. Other Business

Hinzman updated the Commission on past City Council actions and future Planning Commission Business.

5. Adjourn

Motion by Commissioner Slaten to adjourn the January 11, 2016 Planning Commission Meeting. Seconded by Commissioner Rohloff.

Upon vote taken, Ayes 7, Nays 0. Motion carried.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,
Justin Fortney,
Recording Secretary