

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. E & M of Stillwater, LLC, **MAP AMENDMENT (REZONING) (PZ.16.2133)**, requesting review and approval of a Map Amendment for property addressed as 1220 W 12th Avenue to rezone from the RSS (Residential Single-Family Small Lot) zoning district to the RTM (Residential Two-Family and Multi-Family) and O (Office) zoning districts.

Mike Beaty, Development Review Manager, presents staff's report and findings.

Chair Marler asks if there is anyone who would like to speak in favor of the proposal.

Steven Gose, 113 E. 8th Ave, comes to speak on the following:

- Engineer for the developer
- Available for questions if needed

Chair Marler asks if there is anyone else who would like to speak in favor; none respond.

Chair Marler asks if there is anyone who would like to speak in opposition of the proposal; none respond.

Chair Marler closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented
2. Recommend that the City Council approve a Map Amendment of the property with a different boundary between the O, Office and RTM, Residential Two-Family and Multi-Family portions.
Recommend that the City Council approve a Map Amendment of the property with the Office zoning on the Southern portion and with Neighborhood Transition Zone (NTZ) or RT, Residential One and Two-Family on the Northern portion.
3. Find that the Map Amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the Map Amendment.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Buchert moved, Chair Marler seconded to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Emde	Wilkins
	Yes	Yes	Absent	Yes	Yes	Absent	Abstain

Time: 6 minutes