

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. Joshua Carpenter, **SPECIFIC USE PERMIT (PZ.16.2075)**, requesting review and approval for a Specific Use Permit for properties addressed as 511 and 511 ½ S. Lewis Street to allow for a single family use in the CB_BID (Commercial Business with Business Improvement District Overlay) District.

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

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Specific Use Permit; none respond.

Chair Buchert asks if there is anyone who would like to speak in opposition of the proposed Specific Use Permit; none respond. Chair Buchert 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 Specific Use Permit as presented.
- 2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with conditions.
- 3. Find that the Specific Use Permit 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 Specific Use Permit.
- 4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Rickelman voices concern about trying to attract other businesses into the BID District when we support a residential structure in the Business District.

It is advised by other commission members that the zoning for the property is not changing and that the residential structures are already there, but are going to be improved upon.

Vice-Chair Lane moved, Commissioner McCune seconded to recommend that the City Council approve the proposed Specific Use Permit.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Time: 5 minutes