

# MINUTES OF THE PLANNING COMMISSION MEETING

June 26, 2017

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 6:00 PM Monday, June 26, 2017. Members also present: Jim Brown, Scott Babcock, Stuart Braden, Robin Dukelow, Brad Davidson (arrived after roll call), Charlie Troppito and Frank Bruce. Absent was Dana Buford. Also in attendance: Danielle Sitzman, City Planner; Brian Scott, Assistant City Administrator, Laura Smith, City Administrator, and Nora Tripp, Secretary to the Planning Commission.

## Approval of Minutes from the May 22, 2017, Meeting

Mr. Troppito: I have a comment about something that I said. I don't want to change anything, but what's missing was the intent. It was not my intent to require developers to conform to a standard that we don't have. In other words, locating their network connections where cable companies and other internet providers place them in the building. I think that's something we could do more education on. Jim, if you know of any building codes that address that, I would appreciate you emailing them to me.

Mr. Brown: Building codes that address what, exactly?

Mr. Troppito: The placement of network wiring in apartment complexes that internet service providers connect to.

Mr. Brown: The placement isn't covered.

Mr. Troppito: Okay. Thank you. I thought I remembered that Mr. Brown and Mr. Babcock voted "nay" on that motion. And you said it was unanimous? Am I remembering that wrong?

Chairman Lee: The second motion was unanimous. The first was not.

Mr. Troppito: Thank you.

**Ms. Dukelow moved and Mr. Brown seconded** a motion to approve the minutes of the May 22, 2017, Planning Commission meeting.

The vote was taken (6-0-1). The **motion carried**. Mr. Davidson was absent for the vote and Mr. Braden abstained.

## Case # 17-07 TIF Project Plan-Gateway Project

Ms. Sitzman: I will give a brief overview. This is before you tonight as to whether the project plan submitted is in conformance with the Comprehensive Plan. This is a step that we go through as part of the regulations for the City Council to eventually negotiate a development agreement based on the project plan and such. There were some slight changes to the one that you approved in May, having to do with the potential office tenant. The previous version that you saw had a little more vague wording and was not specific to the phasing for the offices. This version reflects nailing down those details. So, not much has really changed. The office component was a part of the site plans that

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you saw. The development agreement is really their next step for nailing down any kind of agreements with the City. So, I've provided more detail about that. So, this document simply reflects there may need to be some additional decisions. Our bond counsel wanted us to have this document come back to you because it was a significant enough change, they wanted to make sure that all documents had the current findings made by the Planning Commission. So, this is just a finding of whether the plan that was submitted to you – essentially a site plan – and this project plan are in conformance with the Comprehensive Plan. We do believe that it is, and recommend that you find so. Ms. Smith is with us this evening to answer any questions, but primarily, I'll remind you – and you guys all know – your goal is in regards to the Comprehensive Plan.

[*Mr. Davidson joined the meeting.*]

Chairman Lee: Any comments or questions? [*None.*] If not, I'll entertain a motion.

Mr. Troppito: I move that the Planning Commission approve Resolution PC-9, finding that the Fourth Amended Tax Increment Financing Redevelopment Project Plan, submitted on June 21, 2017, is consistent with the Comprehensive Plan for development in the city of Mission.

Mr. Babcock: Second.

The vote on the motion was taken, (8-0). **The motion carried.**

## **Planning Commission Comments/CIP Updates**

Ms. Sitzman: We've added this as a standing item, and I've expanded it to include the CIP. There are two members of this board who will be serving on the CIP committee, so this will be an opportunity in the future for them to report back on that ongoing process. I do not have any updates this evening.

## **Staff Update**

Staff provided an update on current and upcoming projects and events.

## **ADJOURNMENT**

With no other agenda items, **Mr. Braden moved and Ms. Dukelow seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 6:08 P.M.

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Mike Lee, Chair

**ATTEST:**

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Nora Tripp, Secretary