



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 10, 2016

CALL TO ORDER

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

The flag salute was led by Commissioner JOHNSTON.

INVOCATION

Led by Commissioner PADEN

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

None.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Approval of the Minutes of the April 26, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, JOHNSTON, NAHAL, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners PADEN
ABSENT: Commissioners NONE

PUBLIC HEARING

Planned Unit Development No. 2016-02, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northwest corner of Grangeville Boulevard and 9 ¼ Avenue (APN 014-143-086)

Chairperson HAM opened the Public Hearing at 7:04 p.m. and called for the Staff Report.

Assistant Planner de Silva presented the Staff Report and recommended approval.

Chairperson HAM opened Questions of Staff. Following Questions of Staff, he opened Public Comment:

Maria asked for clarification regarding setback requirements and the meaning of "setbacks." Staff explained. Maria was concerned that smaller setback requirements would make the community look too crowded.

FAVOR

Andrea Weaver, of Wathen Castanos, encouraged approval of the request.

OPPOSED

None.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to find the project consistent with adopted Negative Declaration 2005-01 with the included addendum. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, JOHNSTON, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to adopt Resolution 2016-12 approving Planned Unit Development 2016-02, with the additional requirement of adding shutters to the Model 2173C homes. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, JOHNSTON, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

DIRECTOR'S COMMENTS

In Director Mata's absence, Senior Planner Haigh reported that Appeals have been filed for CUP 2016-01 (the Verizon Wireless Tower at Hidden Valley Park) and for TT 914/PUD 2016-01/MND 2016-02.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DRAXLER will not be able to attend the Joint Meeting of City Council and Planning Commission on Wednesday, May 18, 5:30 p.m. in the Training Room, as he will be out of town.

Commissioner PADEN will be unable to attend the May 24 Planning Commission meeting.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Diana Black
Recording Secretary