



PLANNING COMMISSION MEETING

March 26, 2012

Meeting Minutes

March 26, 2012 – 6:30 p.m.

Commissioners present: Belt, Blaser, Britton, Burger, Culver, Finkeldei, Hird, Liese

Staff present: McCullough, Larkin, M. Miller, Warner, Ewert

MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of February 27 & 29, 2012.

Commissioner Burger emailed two minor changes to Ms. Denny Ewert earlier in the day.

Motioned by Commissioner Burger, seconded by Commissioner Finkeldei, to approve the February 27 & 29, 2012 Planning Commission minutes with the suggested changes.

Unanimously approved 8-0.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

Commissioner Blaser said the MPO met a week ago and talked about three things, one of which was on the agenda tonight. He said they received an update for the Public Participation Plan and a consultant would be collecting data. He said they also submitted an application for the TIGER IV grant for the Bob Billings connection to K-10.

Commissioner Hird said the Agritourism Committee met on March 8th to discuss the Planning Commissions direction on the Agritourism text amendment.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
Commissioner Blaser said he talked with Ms. Mary Doveton regarding Theatre Lawrence.
Commissioner Belt received an additional email from Ms. Candice Davis regarding item 4.
- No abstentions.

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ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR BAUER FARM PHASE 7; THEATRE LAWRENCE; 4700 BAUER FARM DR (MKM)

FDP-1-1-12: Consider a Final Development Plan for Bauer Farm Phase 7, for Theatre Lawrence, approximately 34.59 acres located at 4700 Bauer Farm Drive. Submitted by Treanor Architects, PA, for Theatre Lawrence, Inc., property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Matt Murphy, Treanor Architects, agreed with all conditions except of 3b, 3e, and 3f. He said they did not feel the need to construct two sidewalks to the north to Overland Drive. He said one sidewalk to the north would provide walkability and connectivity with the neighbors to the north as well as to the east and west since there was an existing sidewalk along Overland Drive. He said a sidewalk to the east of the pond would be squeezing a walkway in an area that was not intended to be a walkway. He said with the detention basin and side slopes there was not sufficient room for a sidewalk. He said regarding the additional landscape requirement, condition 3e, the development to the east was not currently planned any time soon. He requested the landscaping be deferred until development occurred. He recapped that they would like to build one sidewalk to Overland Drive along the west, eliminate the sidewalk on the east side of the detention basin, and defer the landscaping along the eastern parking edge.

PUBLIC COMMENT

No public comment.

COMMISSION DISCUSSION

Commissioner Finkeldei asked staff to comment on the issue of adequate space for a sidewalk with the slope on the detention pond and parking line.

Ms. Miller said further removed from the detention pond would be at the top and when it was added to the plan she assumed there was space for it. She said she requested it and the applicant provided a plan showing the sidewalk in that location so assumed it was possible to locate it there.

Commissioner Finkeldei asked Mr. Murphy to comment.

Mr. Murphy said it had been reviewed further and was very close to the slope with a 10' drop.

Commissioner Liese asked staff to comment.

Mr. McCullough said staff analyzed it with best site planning practices in mind. He stated all the residential areas were to the east and northeast so staff felt pretty strongly about having two sidewalks on the frontage of Overland Drive. He said people tend to walk on the path of least resistance regardless of whether there's a sidewalk. He referenced Complete Streets concepts and policies, even if adjustments had to be made in the field to make it work. He said staff felt the sidewalks were necessary given the retirement community to the east, residential to the north and east, and high school nearby.

Commissioner Liese inquired about the width of available space for the sidewalk.

Mr. McCullough said it was presented by the applicant as feasible. He said there was some room for adjustment in the field.

Commissioner Finkeldei asked if there was a sidewalk along Bauer Drive.

Ms. Miller said yes but it did not currently connect through so it was not a continuous sidewalk.

Commissioner Belt asked staff to comment on the landscaping.

Mr. McCullough said landscaping was standard in site planning and the subject property bears the burden of fulfilling the Code requirements of screening regardless typically of what may or may not occur on the adjacent property.

Commissioner Blaser said on Champion Lane there was a sidewalk that would come in from the north and toward the front of where people would enter the theater.

Commissioner Burger said across the street on Overland Drive to the northeast was an apartment complex, multifamily to the north of that, and single-family north on Folks Road. She said she could see advantages to having the sidewalk on the east but as it develops there would probably be other sidewalks along the way that could accommodate that traffic. She said she would prefer to have the landscaping go in at the time of development because it would make the development as a whole more attractive to people that might be interested in looking at developing to the east. She expressed concern about the landscaping looming around for a later date.

Commissioner Finkeldei asked how close the sidewalk on Champion Lane was.

Mr. Murphy showed Champion Lane on the overhead.

Commissioner Finkeldei said if they had to choose one side for the sidewalk the east side would be the one to keep.

Mr. Murphy said he would be willing to look further at developing the east walk in lieu of the sidewalk on the west.

Commissioner Finkeldei said he was in favor of connectivity, but with this development there was a sidewalk, a detention pond, and another sidewalk. He said the way Champion Land sidewalk terminates closer to the entrance someone would only come that direction if they were coming directly from the high school and he did not think people would be coming for an evening play from the high school. He thought the landscaping should be installed now because it would help aesthetically and have rooted itself by the time the residential area would be built.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Blaser, to approve the Final Development Plan, FDP-1-1-12, with the following revised conditions: (**bold** text is new, ~~struckthrough~~ text is deleted):

1. A revised photometric plan and cut sheets for the lighting fixtures shall be provided and approved prior to release of the plan for building permits.
2. The final plat for the subject property, Bauer Farm Addition No 5, shall be recorded with the Register of Deeds, prior to the recordation or release of the Final Development Plan.
3. Submission of revised Final Development Plan with the following changes:

- a. Addition of a note indicating that the property owner will provide the future walk from the main entry area to the development to the east when development occurs on the property to the east.
- b. ~~The word 'future' removed from the label for~~ **Remove** the western sidewalk **parallel to the drive accessing** to Overland Drive **from the plan**. ~~Both sidewalks connecting to Overland Drive, the sidewalk west of the drive to Overland Drive and .The sidewalk to the east of the detention pond shall be provided when the building is constructed.~~
- c. Note the amount of bicycle parking that is required (14 spaces) and that which is provided (16).
- d. The final orientation/location of the dumpster is contingent upon approval of the City Solid Waste Division.
- e. **The landscaping plan shall be revised to include screening landscaping as shown on the most recently approved Preliminary Development Plan, PDP-12-4-19.**
- f. **The pedestrian walkway along the east side of the detention pond shall be relocated and/or reconfigured to provide an unobstructed pedestrian access into the parking area.**

Mr. McCullough said if it was a choice of one or the other sidewalk, the east side served the community better. He said one of the other reasons for the sidewalk on the west side was the separation of vehicular and pedestrian traffic.

Commissioner Hird said he was really happy for the community theatre and excited about the progress being made.

Commissioner Burger inquired about bus parking available.

Ms. Miller said there were no plans for the transit to enter Bauer Farm. She said the public bus goes up Overland Drive and stops at the aquatic center.

Commissioner Burger felt the west sidewalk was needed for the community.

Motion carried 7-1, with Commissioner Burger voting in opposition.

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ITEM NO. 2 INVERNESS PARK DISTRICT PLAN (DDW)

CPA-2-1-12: Consider revisions to the Inverness Park District Plan. *Initiated by City Commission on 1/17/12.*

STAFF PRESENTATION

Mr. Dan Warner presented the item.

PUBLIC HEARING

Ms. Jamie Hulse, spoke on behalf of the neighborhood, said neighbors do not support any language in the Inverness Park District Plan that increases density. She stated approval of the plan increases the density to RM24 which exceeds the definition of high density. She said density was already increased for The Grove, Legends Place, and Remington Square to levels that previous Planning staff, Planning Commission, City Commission, and County Commission determined would have a detrimental impact on existing neighborhoods. She said the attorney for Remington Square previously provided property values for every home owner who wrote a letter to Commissioners showing that property values have not decreased. She said she was a realtor for 12 years and she could sell her house for more and the property tax value would be higher if there were offices along the north side of W. 24th Place and if there was a cul-de-sac of one story senior citizen duplexes across the street from the back of her house instead of The Grove. She said there were buyers who would choose to not even consider looking at a house in her neighborhood, which decreases her property value. She said a mixed development would have increased her property value over and above what it is now. She said there was no logical justification for approving a plan that increases density in this location again. She stated if a developer wants to purchase the two remaining vacant lots and build multi-family projects under the current RSO zoning the neighborhood would support that. She said neighbors did not support any changes to the plan that would increase density. She said neighbors have been asking for over three years for staff and Commissioners to create an avenue, plan, or overlay district that would not allow any additional multi-family or increased density for Inverness Park. She said neighbors were frustrated with staff and Planning Commission members and have given up and stop coming to the meetings. She felt the only way to protect the existing neighbors was to add language to the Inverness Park District Plan that states there shall be no additional density increases for future development.

COMMISSION DISCUSSION

Commissioner Finkeldei asked if Remington Square sold off the five acres would it be a non-conforming use unless rezoned.

Mr. McCullough said when City Commission was presented with that issue they believed that it could be appropriate infill development. He said the direction of City Commission to staff was to recognize that five acres exists with infrastructure that could support infill development and to bring forth a plan that could accommodate appropriate uses but recognize that would make Remington Square non-compliant. He said it would hold Remington Square where it was today but would allow five acres to develop in a non-residential way. He said it does not affect the commercial properties on the corners in any way.

Commissioner Finkeldei said he understood the neighbors point when looking at the map it shows high density. He asked if they could leave it medium density on the map but put a note in the plan that says if the five acres was developed as commercial office we would support a rezoning to bring Remington Square into conformity.

Mr. McCullough said banks would look hard at whether it was compliant or not. He said the real issue was zoning it to RM24 to allow the density.

Commissioner Finkeldei said they were going to have to do it and they want the Comprehensive Plan to support the rezoning request. He suggested maybe leaving it medium density but note Planning Commission would support rezoning to RM24 to bring it into compliance.

Commissioner Britton asked if what they would be doing was rezoning to RM24 and saying that the existing Remington Square would be compliant with the zoning and not give it the opportunity to redevelop and have twice as many people there.

Mr. McCullough said that was correct.

Commissioner Britton asked Ms. Hulse if the five acres was developed what would she like to see.

Ms. Hulse said the developer bought the property and chose to max it out speculating that at some point he could come back and ask for an increase in density. She said the neighbors believe it was maxed out and that 24 units per acre was too high for the location. She felt nothing else should go there because it shouldn't be the burden of the homeowners to fix the developers problem. She felt the five acres was the 'backyard' to Remington Square.

Commissioner Burger said as she read the packet she was excited because she thought this would give the neighbors what they want, Remington Square would not be allowed to build anymore apartments.

Ms. Hulse said the neighbors want the plan to say no more increased density and no more multi-family.

Commissioner Burger asked if the plan was approved as is would it give increased density to the five acres if it was sold.

Mr. McCullough said it would prevent any more residential. He said this discussion was fully vetted at City Commission. City Commission recognized the developer took a risk by doing things the way he did, but also believed that some Commission was apt to say yes to some development plan. He said they wanted to get plan support to at least guide the development so that the five acres could be some other type of non-residential use. He said to accommodate the technical glitch of the existing Remington Square the zoning had to be increased. He said that was where the alternative language came into the plan that somehow someday if there was an approved non-residential development plan on the five acres the existing Remington Square would need to be rezoned to make it not non-conforming.

Ms. Hulse said City Commission had their discussion after public comment was closed so all the neighbors opposed what they asked staff to do. She said the same thing could be accomplished by saying no more residential.

Commissioner Belt asked if the same result was achieved by not increasing density and limiting residential.

Mr. McCullough said this was the process. He stated the whole purpose for initiating the plan was from a development master plan that went through different zonings and the City Commission initiated this plan at the neighborhoods request. He said the public process they were involved with

now was setting up the plan for the future. He said the idea was that they would be able to say yes to a non-residential plan. He believed the plan should address the issue.

Commissioner Culver said he would support the infill of development of the five acres. He appreciated the neighborhoods concern regarding no more residential. He felt this proposal and approach addressed that. He said he would not support creating a non-conforming use for the existing Remington Square development. He said having the five acres as a commercial office seemed appropriate.

Commissioner Britton said he was struggling with this because when he read it he thought it accommodated the concerns of the neighbors by not having any more multi-family residential. He said the City Commission was probably correct to say that the property would be developed at some point so they should act now and plan for the future. He thought there may be some disconnect in the communication that resulted in some of the comments heard tonight in opposition. He said he has been outspoken about the Inverness Park area and not further developing with multi-family residential. He said he thought this was achieving what the neighbors wanted and does so in a way that directs the five acres to a use that should be good for the community. He said a church or office building would be consistent with the area. He said he was inclined to support this but he was open to being enlightened to what the problem was.

Commissioner Finkeldei said Ms. Hulse expressed wanting the five acres left empty. He said the neighborhood has taken issue with how the developer went about doing this but he has never seen it that way. He gave the example of Bauer Farm being amended about 14 times and changing immensely. He did not hold that against that the developer. He did not agree with the comment from Ms. Hulse that the five acres was the 'backyard' to Remington Square. He said one option was to have a plan that says it would forever be empty but he did not think that was good for the city. He did see Ms. Hulse's point about the map saying high density. He said he would prefer it stated medium density on the map with a caveat that if a plan came forward and was approved to put CO in that location that the plan would support a rezoning to bring Remington Square into compliance.

Commissioner Liese said he liked Commissioner Finkeldei's idea of the caveat and asked staff to comment.

Mr. McCullough said both ways try to get at framing the unique issue.

Commissioner Hird asked if it was kept RM15 with a note that if a plan for a CO project was brought forward the rezoning of Remington Square would be addressed. He asked if they took that route would they be applying the medium density zoning to the five acre parcel as well.

Mr. McCullough said the density calculation would be for the residential property, not the CO property.

Commissioner Hird asked if a project other than CO came forward.

Mr. McCullough said he interpreted it to keep the CO designation but for the Remington Square piece revise that from high density to medium density with the caveat that if the five acres develops to the CO designation that it recognizes that a rezoning to RM24 may be required to keep it conforming to the zoning code.

Commissioner Hird said he had no objection to that but was concerned about people missing the caveat. He thought it was a snake in the grass waiting for them and they may not realize what a CO project would mean for the density for Remington Square.

Commissioner Finkeldei said it would only affect Remington Square and they already know it. He said if they sell the five acres they have two choices; become a non-conforming use, or ask to be rezoned. He said if they tell Remington Square they are not be allowed to change the density then they will never sell the piece because they will never want to become a non-conforming use. He said even if they sell the five acres to the City of Lawrence to become a park they would still be non-conforming and need to be rezoned to RM24.

Commissioner Hird said if it was deeded to the City of Lawrence that would not be a CO project. He was concerned about creating uncertainty for the neighbors. He said other things other than a CO project might fit there.

Mr. McCullough felt the current language worked but it was a matter of perspective of framing the issue.

Commissioner Blaser inquired about Remington Square selling the actual apartments first.

Mr. McCullough said it would come through the Planning Office and it would put them in a non-conforming state because it goes with the legal boundary of the parcel and it would have to be addressed at that time.

Commissioner Blaser felt they should change it now.

Commissioner Finkeldei said the plan would not change the zoning, the plan effects what happens in the future upon a rezoning request.

Commissioner Blaser agreed with Commissioner Hird and was in favor of proceeding with the plan now. He said if the plan does not go in someone could come in and request RM32 zoning on the five acres. He felt it was safer to do it this way now than the suggested way.

Commissioner Britton said he supported having indications in the plan. He said he would support language that stated the upzoning to RM24 for Remington Square was no indication that there should be upzoning for multi-family residential on the five acres.

ACTION TAKEN

Motioned by Commissioner Blaser, seconded by Commissioner Hird, to approve the Comprehensive Plan Amendment, CPA-2-1-12, to the Inverness Park District Plan as presented in the staff report.

Commissioner Hird said he did not feel strongly about either approach but he would rather not delay and could live with Commissioner Finkeldei's suggestion.

Commissioner Britton asked Commissioner Finkeldei to explain what type of motion he would make.

Commissioner Finkeldei said his motion would be to defer the item and send it back to staff to come back with a plan that leaves the map as medium density with a caveat that upon a rezoning it would support Remington Square being brought into compliance.

Commissioner Britton said a deferral may allow for everyone to be on the same page and understand what the amendment would be seeking to accomplish. He said it sounded like it may do a better job of not giving any indication that anything other than commercial would be acceptable on that corner. He agreed with Commissioner Hird that he could go either way.

Motion failed 3-5, with Commissioners Blaser, Culver, and Hird voting in favor.
Commissioners Belt, Britton, Burger, Finkeldei, and Liese voted in opposition.

Motioned by Commissioner Finkeldei, seconded by Commissioner Britton, to defer the Inverness Park District Plan with direction to staff to revise the plan and come back with a plan that shows medium density for Remington Square with some sort of caveat that we would support a rezoning to bring it into conforming use upon proper rezoning of the adjacent five acres.

Motion carried 7-1, with Commissioner Blaser voting in opposition.

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**ITEM NO. 3 TEXT AMENDMENT TO THE DOUGLAS COUNTY ZONING REGULATIONS;
AGRITOURISM (MKM)**

TA-8-11-11: Consider a Text Amendment to the Douglas County Zoning Regulations for the Unincorporated Territory of Douglas County to establish *Agritourism* as a use in the County A (Agriculture) District. *Deferred by Planning Commission on 2/29/12.*

STAFF PRESENTATION

Ms. Mary Miller presented the item.

PUBLIC HEARING

Ms. Natalya Lowther, Pinwheel Farms, did not feel it should be the job of the Douglas County Zoning & Codes Administrator to decide what is and isn't an agricultural activity in situations where agritourism is involved. She felt it added to the duties of one already very busy individual in an area that was not their main field of work and training. She said putting one individual in charge of making that decision was a violation of Kansas State Statute.

Ms. Marci Francisco, League of Women Voters, said the intention of the committee in recommending the language was not to have one person make the determination. The language recommended talks about contacting the Zoning & Codes office. She said their concern was that it was confusing and they didn't want someone to assume they had an agricultural use and then be told they should have started the process through the County. The League felt this was a fuzzy area for determination between what was an agricultural use and what was not.

COMMISSION DISCUSSION

Commissioner Belt asked if there was sufficient guidance from the committee for the definition of agritourism.

Commissioner Hird put two definitions of agritourism on the overhead. One was the definition from the State Statute and the other was the definition they settled on for the Text Amendment language. He said the State Statute defines agritourism activity in a very general way, which was intentional to encourage it. He felt the State Statute and Text Amendment language were enough to indicate to someone what was and was not agritourism. He stated saving the family farm was one of the goals of agritourism but another component was the economic development component. He stated it was not purely for farms in the traditional sense, but it was also to stimulate economic activity based upon a rural experience.

Commissioner Belt said he liked the definition to provide as many opportunities as possible. He expressed concern about when the decision maker position changes their perspective might be different.

Mr. McCullough said the Zoning Official was charged through the Codes of the County with making those decisions. He said determinations were made by looking at case law, State Statutes, local Codes, and there was always an appeal process as well.

Commissioner Blaser said the committee tried to keep the definition simple. He felt simple was better. He hoped they could approve this and send it on and tweak later if needed.

Commissioner Liese asked Ms. Francisco if the League of Women Voters was satisfied.

Ms. Francisco said she could not represent the committee because they did not see the language staff was suggesting. She said this was a general definition and would be confusing for an individual to make that determination. She said the language presented by staff seemed appropriate based on the comments made by the League of Women Voters.

Commissioner Finkeldei said he would support the changes. He said if they adopt it tonight they were saying they want to encourage agritourism. He felt it sent the right message to County Commission. He said if the County Commission wants to regulate it more than the State they will send it back.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Blaser, to approve the Text Amendment, TA-8-11-11, to the Douglas County Zoning Regulations for the Unincorporated Territory of Douglas County to establish *Agritourism* as a use in the County A (Agriculture) District, as outlined in the staff report with the additional language staff drafted to accommodate the concern of the League of Women Voters.

Commissioner Blaser asked if everyone would need to check with the County Zoning & Codes office before deciding to do agritourism.

Commissioner Hird said he thought it was reasonable step and could prevent problems.

Commissioner Blaser said it was still an interpretation.

Commissioner Hird said when the committee first drafted language it looked more like typical zoning regulations than something to promote an activity, so they backed off and started over.

Ms. Miller said the language was only a recommendation that they 'should check' not that they need to. She said if they are agriculturally exempt they do not have to look at the zoning regulations.

Mr. McCullough said it was a way for a person not to invest in something that wasn't agritourism. He said it was better to get that determination upfront.

Commissioner Blaser inquired about the appeal process.

Mr. McCullough said if someone gets a determination of one category or another that could be appealed to the Board of Zoning Appeals. He said they could find out upfront if they are Code compliant moving forward.

Unanimously approved 8-0.

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ITEM NO. 4 TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE; PARKING SPACE PER BEDROOM STANDARD (SDM)

TA-2-1-12: Consider a text amendment to the Land Development Code to revise the minimum amount of area of a structure needed to be eligible for a .5 parking space per bedroom standard from 3,500 square feet to 4,500 square feet. *Initiated by City Commission on 1/24/12.*

STAFF PRESENTATION

Mr. Scott McCullough presented the item.

PUBLIC HEARING

Ms. Candice Davis, Oread Residents Association, said they supported the suggestion by the City Commission. She thanked Commissioner Hird that he brought up gross square footage and how much simpler it would be to calculate. She said that the exception should be a small one. She felt it was important to respect the one parking space per bedroom. She felt it would provide equity and balance in the neighborhood.

COMMISSION DISCUSSION

Commissioner Finkeldei said this was the direction of City Commission and he would support it.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Britton, to approve the text amendment, TA-2-1-12, as presented in the staff report.

Commissioner Burger said her husband and business associate own a piece of property that might be impacted by this but she was not sure how large it was. She said it was on Indiana Street. She said she did not personally have any issue with voting on the matter objectively but she would abstain if needed.

Commissioner Larkin asked if it was a business or residence.

Commissioner Burger said it was a rental property on Indiana Street.

Commissioner Larkin said there may be a conflict.

Commissioner Hird said the prudent thing to do would be to abstain.

Commissioner Burger left the room.

Commissioner Belt thanked the neighbors for their persistence.

Motion carried 7-0-1, with Commissioner Burger abstaining.

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ITEM NO. 5 US-40 & K-10 AREA TRANSPORTATION PLAN

Receive presentation on the US-40 & K-10 Area Transportation Plan.

Mr. Jason Hoskinson, BG Consultants, gave a PowerPoint presentation.

Commissioner Blaser asked what short term was.

Mr. Hoskinson said the plan was originated when the economy was still chugging along and started as the economy tanked. He said if the economy had been strong it would have happened already or in the near future. He said as is he would gage short term to be 2-5 years. He said KDOT did not have construction dollars for the interchange yet but as soon as the design was done and this was adopted they expected that avenue to open up quickly. He said other than the signalization of the ramps, a lot of it would be development driven.

Mr. Hoskinson said the recommendations should fit the demand of new development.

Commissioner Liese inquired about seasonal activity through the interchange, such as boating on Clinton Lake.

Mr. Hoskinson said they did not do a specific seasonal analysis. He said peak hour movements more often than not dictated the needs of the facility.

Commissioner Blaser expressed concern about pedestrian safety.

Mr. Hoskinson said the bridge was already being designed to be widened for a shared use path and sidewalks going over K-10.

Commissioner Culver asked for clarification of the red line on a map.

Mr. Hoskinson pointed to a pedestrian walkway on the overhead map. He said they met with the Bicycle Advisory Committee. He said the current 10' shared use path along Highway 40 was on the south side and tied into the shared use path on the east side of K-10. He said one of the hurdles was how to get folks from one side of K-10 to the other side. He said one option was to route them across the bridge but a disadvantage to that was they would have to cross two signalized ramps. He said another option, the red dashed line, was to build a separate pedestrian bridge over K-10 without interacting with vehicles at the ramps.

Commissioner Hird felt the intersection of John Wesley Way and Hwy 40 was a disaster waiting to happen. He felt a huge priority should be placed on cutting down the sightline and improving the intersection.

Mr. Hoskinson said that was recommended in the plan

Commissioner Hird asked if action was needed.

Mr. McCullough said no action was needed.

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**ITEM NO. 6 TEXT AMENDMENT TO THE DOUGLAS COUNTY ZONING REGULATIONS;
SPECIAL EVENT PERMIT PROCESS (MKM)**

TA-8-10-11: Consider a Text Amendment to the Douglas County Zoning Regulations for the Unincorporated Territory of Douglas County to establish a Special Event Permit Process and associated Standards for certain temporary uses in various zoning districts.

Item 6 was deferred prior to the meeting.

MISCELLANEOUS NEW OR OLD BUSINESS

Mr. McCullough asked the Commission to be thinking of topics for the April Mid-Month meeting.

Commissioner Liese inquired about the yearly Planning Commission orientation.

Mr. McCullough said it would be in June or July.

Commissioner Liese encouraged the Commission to mark the date of July 13th down on their calendars so that everyone could plan on attending. He said he would like to see a summary of what's ahead on the April Mid-Month agenda.

Consideration of any other business to come before the Commission.

ADJOURN 9:00pm