

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNED DEVELOPMENT 06-009, 745 PARK STREET
APPLICANT – CHRIS MADSON**

DATE: NOVEMBER 14, 2006

Needs: For the Planning Commission to open and continue the public hearing on this project for a Planned Development to construct a mixed-use commercial and residential project to the meeting on November 28, 2006.

Facts:

1. The project site is located at 745 Park Street (on the southwest corner of 8th and Park Streets).
2. The project newspaper notice was sent to the newspaper to meet the environmental noticing deadline for the November 14, 2006 Planning Commission hearing. However, the Development Review Committee (DRC) reviewed this project subsequent to the noticing deadline, at their October 23, 2006 meeting. While the DRC expressed favorable comments on the project, they requested a few design modifications be added to make the project a better fit in the downtown area. The applicant indicated a willingness to incorporate design modifications and bring the project back to the DRC. It is anticipated that the project will be ready for Planning Commission approval by the Planning Commission meeting of November 28, 2006.
3. Staff requests the Planning Commission to continue consideration of this application until November 28, 2006.

Options: After considering the information presented and the public testimony received, the Planning Commission will be asked to select one of the following options:

- a. Continue the open public hearing to the Planning Commission meeting on November 28, 2006.
- b. Amend, modify, or reject the above option.