



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, February 8, 2018  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**MEMBERS**

**Derek Bohannon, Chair  
Bill McCoy, Vice Chair**

**Maia Mullen  
Karen Hudson  
David Shaffer**

**Moises Gonzalez  
Peter Nicholls  
Dan Serrano**

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**NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**Call to Order:**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

**1. Project# 1000936**

17EPC-40069 Zone Map Amendment  
(Zone Change)

Consensus Planning, agent for Hotsy Equipment Company requests the above action for all or a portion of Lot 4, Paradise Plaza, zoned SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres) to C-1, located on the east side of Unser Blvd. NW between Crown Rd. NW and Summer Ridge Rd. NW, containing approximately 2 acres. (A-11)

Staff Planner: Cheryl Somerfeldt

**2. Project# 1009920**

17EPC-40070 Site Development Plan for  
Building Permit (Deviations to the East  
Gateway Sector Development Plan)

RBA Architects agent for Doug Adams, requests the above action for all or a portion of Lot 1-A, Block 48, Skyline Heights, zoned SU-2/M-1, located on Eubank Blvd. SE, between Bell Ave. SE and Trumbull Ave. SE, containing approximately 1.5 acres. (L-20)

Staff Planner: Maggie Gould

**3. Project# 1005206**

17EPC-40054 Sector Development Plan  
Map Amendment (Zone Change)

17EPC-40067 Site Development Plan  
for Building Permit (as-built)

Steven and Kara Grant request the above actions for Lot 8 and the additional south seven feet and eight inches of Lot 7, Lot 9, and Lot 10, Block 24, Hunings Highlands Addition, zoned SU-2/MR, to SU-2/SU-1 for Bed and Breakfast to Include Special Events, located on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE, containing approximately 0.6 acre. (K-14)

Staff Planner: Catalina Lehner

**(Deferred from December 14, 2017)**

**4. OTHER MATTERS:**

- A. IDO Training
- B. Approval of November 9, 2017 Action Summary Minutes **(Deferred from January 11, 2018 Hearing)**
- C. Approval of December 14, 2017 Action Summary Minutes **(Deferred from January 11, 2018 Hearing)**
- D. Approval of January 11, 2018 Action Summary Minutes

**5. ADJOURNED:**