

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR A CONDITIONAL ZONING MODIFICATION FOR HILLMONT AT 146 STANCELL DRIVE

October 21, 2025

Recommendation: **Approval** ☒ **Approval with Comments** ☐ **Denial** ☐

Motion: Geoff Green moved, and Mike Zibaie seconded, a recommendation that the Council find that the proposed Hillmont Conditional Zoning District Modification Application is consistent with the Comprehensive Plan

Vote: 5 – 0

Yeas: Elizabeth Losos (Chair), Jon Mitchell (Co-Chair), Geoff Green, Chuck Mills, and Mike Zibaie

Nays:

Recommendation: **Approval** ☐ **Approval with Comments** ☐ **Denial** ☐

Motion: Jon Mitchell moved, and Elizabeth Losos seconded, for the Planning Commission to transmit comments without a recommendation to convey the Planning Commission's comments on the application to the Town Council.

- Planning Commission is sensitive to the financing challenges of the project and that the payment may be helpful to the applicant.

- Council should hear from the Affordable Housing staff about if staff believes the modification is beneficial to the Town's affordable housing goals and why.

- Planning Commission believes that in general, on-site units are more valuable than a payment and the Town should try to secure as many units as possible that can be inhabited in the near-term.

Vote: 4 – 1

Yeas: Elizabeth Losos (Chair), Jon Mitchell (Co-Chair), and Chuck Mills

Nays: Geoff Green

Abstain: Mike Zibaie

Prepared by: Josh Mayo, Planning Department