

LETTER OF TRANSMITTAL

DATE: July 11, 2017
TO: Honorable Mayor and City Council of the City of Okanogan
FROM: Christian Johnson, Permit Administrator
Re: **Action Required on Planning Commission Recommendation
Riverview Meadows Planned Development OKA PD 17-1**

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After holding a duly advertised Open Record Public Hearing on July 10, 2017, the Planning Commission adopted by reference as their own, the Staff Finding of Facts & Conclusions as stated in the July 10, 2017 Supplemental Staff Report and recommends to the City Council to approve the application as applied subject to the twenty-nine (29) specified conditions.

Action Required by Council

Before a final decision can be made on the matter, the Council is required to conduct a closed record hearing (**no new testimony**) on the record and the Planning Commission's recommendation. Upon the conclusion of the hearing the Council may affirm, modify or reject the Planning Commission's recommendation. Regardless of the decision, the Council must adopt specific finding of facts and conclusions in support of said decision.

THE HEARING RECORD

Staff enters following documents and exhibits into the record:

Documents:

1. The Planning Commission's recommendation of approval of the application.
2. The Draft minutes of the Planning Commission's July 10, 2017 meeting.
3. The related July 10, 2017 hearing record.

RECOMMENDATION

Staff recommends that the City Council accept the Planning Commission's Recommendation and approve the application as recommended.

Suggested Motion:

"I move to adopt by reference the Planning Commission's Finding of Facts & Conclusions as our own and approve the application as recommended."