



**Planning Commission Meeting Minutes
City Council Chambers, City Hall
February 5, 2019**

COMMISSIONERS:

Present: Stephanie Bailey, David Bernstein, Marcus Lane, Suanne Martin Smith, Annette Stewart, Mark Trenary, Kathleen Wilson

Absent: Trish Tierney

STAFF PRESENT:

Community Development Director Nick Bond, Long Range Planner Keri Sallee

1. CALL TO ORDER:

Chair Stewart called the meeting to order at 6:04 p.m. and led the pledge of allegiance.

2. BUSINESS ITEMS:

- A. Election of 2019 Planning Commission Chair.** Commissioner Bailey made a motion to nominate Chair Stewart as the 2019 Planning Commission Chair. Commissioner Trenary seconded the motion. The motion passed unanimously.
- B. Staff Overview: Draft Zoning Code.** Community Development Director Bond gave an overview of the new chapters of the Zoning Code and the amendments to existing Zoning Code language, and presented the new Zoning Map. He summarized the public notice and public participation process, and indicated how the new form-based code would further the City's comprehensive plan goals. The Zoning Code is intended to ensure quality development of the city, with requirements for building design and neighborhood compatibility, a range of housing options, frontage improvements, tree retention and landscaping.
- C. Public Hearing: Draft Zoning Code.** Chair Stewart opened the public hearing. Greg Krabbe said that he represented the McCormick Communities company which is currently developing McCormick Woods. He stated his support for the new code, and said that it will allow McCormick Communities to prepare a revised master plan and introduce new housing types into the community that will provide a range of affordability and living options. John Stallings said that he believes the new code will be good for Port Orchard and he looks forward to seeing more development. Annette Pierce McClish said that her property on Dogwood Rd has been changed from Commercial to Commercial Mixed Use (CMU) zoning. She asked how the zoning change would affect the status of her single-family home. Bond said that the house was considered legal nonconforming under both zoning designations, and no substantive changes to what Pierce could

do with her house would result from the new zoning. He explained what uses were allowed under the CMU zoning. Chair Stewart closed the public hearing.

D. Discussion and Recommendation: Draft Zoning Code. Commissioner Trenary made a motion to recommend that the City Council approve the Zoning Code update with the most recent changes as presented by staff. Commissioner Bernstein seconded the motion. The motion passed unanimously.

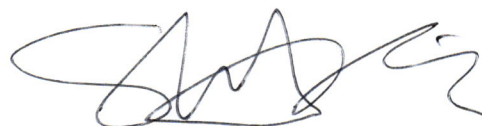
3. APPROVAL OF MINUTES FROM JANUARY 29, 2019:

Commissioner Bailey made a motion to adopt the minutes of the Planning Commission meeting of January 29, 2019. Commissioner Bernstein seconded the motion. The motion passed unanimously.

4. ELECTION OF 2019 PLANNING COMMISSION VICE CHAIR. Commissioner Martin Smith nominated Commissioner Bailey as the 2019 Planning Commission Vice Chair. Commissioner Wilson seconded the motion. The motion passed unanimously.

ADJOURN: Chair Stewart adjourned the meeting at 6:39 pm.

as the vice-chair



Annette Stewart, Chair

For Annette



Nick Bond, Community Development Director