



Planning Commission Meeting Minutes
City Council Chambers, City Hall
May 7, 2019

COMMISSIONERS:

Present: Stephanie Bailey, David Bernstein, Suanne Martin Smith, Trish Tierney, Mark Trenary, Kathleen Wilson

Absent: Marcus Lane, Annette Stewart

STAFF PRESENT:

Code Enforcement Officer Doug Price, Long Range Planner Keri Sallee

1. CALL TO ORDER:

Vice Chair Bailey called the meeting to order at 6:02 p.m. and led the pledge of allegiance.

2. BUSINESS ITEMS:

A. Introduction to 2019 Comprehensive Plan Amendments. Long Range Planner Sallee gave a summary of the City's 2019 Comprehensive Plan amendment package. The proposed amendments include updated Appendix B text references for the City's 6-year Transportation Improvement Plan and the Bethel/Sedgwick corridor plan appendices, as well as revisions to the terminology and sizes of the City's adopted local centers in the Land Use Element. The Planning Commission will hold a public hearing and provide a recommendation to City Council at the June 2019 meeting.

B. Discussion: Development Regulations Updates. Code Enforcement Officer Price presented several new and amended draft code sections in Title 20 POMC, regarding the regulation of garage/yard sales, temporary uses, and vehicle service/repair on residential properties, and providing for criminal penalties and other legal options for code enforcement. The Commissioners requested that Price make several revisions to the garage/yard sale and vehicle service/repair draft regulations, and bring them back to the Commission for review.

Commissioner Tierney made a motion to recommend approval to City Council of the code enforcement provisions and penalties code amendment as presented. Vice Chair Bailey seconded the motion. The motion passed unanimously.

Commissioner Tierney made a motion to recommend approval to the City Council of the vehicle service/repair code amendment, with revisions as requested by the Commission. Commissioner Trenary seconded the motion. The motion passed unanimously.

Sallee gave an overview of proposed revisions to Title 20 POMC that would allow nine-lot short plats (an increase to the current 4-lot limit), require onsite recreation space in new residential subdivisions, and establish tree canopy requirements that will be applied along with significant tree requirements for new developments.

The Commission will hold a public hearing, re-review the code revisions, and provide a final recommendation to City Council at the June 2019 meeting.

C. Potential Rezones. Sallee told the Commission that when the City's new Zoning Map was adopted in March 2019, several church and City properties were given incorrect zoning. The City also received a request to downzone a number of small and/or undeveloped parcels east of Mitchell Ave, so that duplexes and triplexes can be built as well as apartment buildings. The Planning Commission will hold a public hearing and provide a recommendation to City Council on the rezones at the June 2019 meeting.

3. APPROVAL OF MINUTES FROM FEBRUARY 5, 2019:

Commissioner Wilson made a motion to adopt the minutes of the Planning Commission meeting of February 5, 2019. Commissioner Martin Smith seconded the motion. The motion passed unanimously.

ADJOURN: Vice Chair Bailey adjourned the meeting at 7:36 pm.



Annette Stewart, Chair



Nick Bond, Community Development Director