



**Planning Commission Meeting Minutes
City Council Chambers, City Hall
June 4, 2019**

COMMISSIONERS:

Present: Stephanie Bailey, David Bernstein, Marcus Lane, Suanne Martin Smith, Annette Stewart (Chair), Trish Tierney

Absent: Mark Trenary, Kathleen Wilson

STAFF PRESENT:

Community Development Director Nick Bond, Long Range Planner Keri Sallee, Code Enforcement Officer Doug Price

1. CALL TO ORDER:

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

2. BUSINESS ITEMS:

- A. Public Hearing/Discussion and Recommendation: Sexually Violent Predator Permanent Housing Ordinance.** Long Range Planner Sallee said that on April 9, 2019, the City Council adopted an emergency interim zoning ordinance (Ord. 015-19) to provide regulations for the siting and development of secured residential facilities for sexually violent predators. Per state law, the Council is required to hold a public hearing within 60 days of adoption of an interim zoning ordinance, and the Council held a public hearing on May 24. Council then directed staff to prepare a permanent ordinance, with a public hearing to be held by the Planning Commission.

Sallee said that these facilities are listed under “Secured High Risk Social Service Facilities” in the zoning code, and they will be conditionally permitted only in the Commercial Corridor, Commercial High, Industrial Flex and Light Industrial zones. They will not be permitted in residentially-zoned areas. At the request of the Commissioners, Sallee will consult with the City Attorney on several issues: whether expanding public notice beyond the proposed half-mile radius of a facility would be advisable; whether public notice of a proposed facility should be sent to occupants as well as legal property owners; and, whether a specific, minimum length of time should be identified for operation of an emergency security services generator.

Chair Stewart opened the public hearing. No public testimony was received. Chair Stewart closed the public hearing. Commissioner Tierney made a motion to continue the discussion and vote to the next meeting after receiving more information from the City Attorney. Commissioner Bailey seconded the motion.

B. Public Hearing/Discussion and Recommendation: Zoning Map Revisions. Sallee gave an introduction to the proposed Zoning Map changes. After the City Council adopted a new Zoning Map in March 2019, staff became aware that several parcels had incorrect zone designations that required correction. Additionally, at the same time Christ the Rock Church on Bethel Ave. requested to have its undeveloped parcels rezoned from Civic & Institutional (CI) to Commercial Mixed Use (CMU) so that they can be potentially sold for development. Staff supports this request.

Chair Stewart opened the public hearing. Pastor Virgil Brown of Christ the Rock Church testified in favor of the proposal to rezone the undeveloped church properties from CI to CMU, and explained some the long-term possibilities for the property and the church. Chair Stewart closed the public hearing.

Commissioner Tierney made a motion to recommend approval of the Zoning Map revisions to the City Council as presented. Commissioner Lane seconded the motion. The motion passed unanimously.

C. Public Hearing/Discussion and Recommendation: Development Regulations Updates (Contd from May). Chair Stewart opened the public hearing. No public testimony was received. Chair Stewart closed the public hearing.

Code Enforcement Officer Price gave an update on the most recent versions of proposed changes to Title 20 POMC for code enforcement measures, residential yard/garage sales, and residential vehicle service/repair, all of which had been previously reviewed by the Planning Commission at the May 2019 meeting. Changes that the Commission had requested for the code enforcement and yard/garage sale draft codes have been made, and are shown in the updated drafts.

Price then went through the changes that had been made to the draft Chapter 20.66, Vehicle Service and Repair Accessory to Residential Uses. Although most of the Commission's requested changes had been made, Price explained that although he had attempted to resolve the concerns about conducting "Major Work" outside of a building, he ultimately recommended that the prohibition on this type of work remain in the code. The Planning Commission accepted these changes, with the clarification that outdoor/unenclosed work is subject to time restrictions (limited hours) as indicated in Section 20.66.020(5).

Commissioner Bailey requested that discussion of the tree canopy code be continued to the next meeting. Bond will provide information to the Commission by email on how standard tree canopy minimum percentages have been established by other local jurisdictions.

Commissioner Tierney moved to recommend approval of the development regulations updates to the City Council with changes to Chapter 20.66 as discussed, except for Chapter 20.129. Commissioner Bailey seconded the motion. The motion passed unanimously.

D. Public Hearing/Discussion & Recommendation: 2019 Comprehensive Plan Amendments.

Sallee gave an overview of the 2019 Comprehensive Plan amendments. The City has updated its 6-year TIP to the 2019-24 planning horizon, and Appendix B of the Comprehensive Plan has been revised accordingly. Appendix B has also been revised to include appendices A-F of the Bethel/Sedgwick Corridor Study Plan. Finally, the Land Use Element has been revised to update terminology and map sizes for the City's adopted local centers, along with other changes to bring the element more closely in line with the City's planning vision and other city regulations.

Commissioner Tierney moved to recommend approval of the 2019 Comprehensive Plan amendments to the City Council. Commissioner Bailey seconded the motion. The motion passed unanimously.

3. APPROVAL OF MINUTES FROM MAY 7, 2019:

Commissioner Tierney made a motion to adopt the minutes of the Planning Commission meeting of May 7, 2019, with corrections. Commissioner Bailey seconded the motion. The motion passed unanimously.

ADJOURN: Chair Stewart adjourned the meeting at 7:26 pm.



Annette Stewart, Chair



Nick Bond, Community Development Director