

REGULAR MEETING
APRIL 30, 2012
MINUTES

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:00 p.m. Other commission members present were Bobbie Beese, Josey Booth and Dan Hansen. Staff present: Tom Richardson, City Planner, Ray Oligher, Assistant Planner, and Brian Werst, City Attorney.

2. Approval of Minutes. Bobbie Beese said the word “affect” is missing from the last paragraph of Mr. Stravens motion at the top of page 4. Mr. Stravens moved to approve the minutes of the April 9, 2012 special meeting as amended. The motion was seconded by Mr. Booth. The motion carried unanimously.

3. Approval of Written Recommendation – CUP 12-01 -- Millwood Presbyterian Multipurpose Building

Ms. Beese asked how long the conditional use permit is valid before it expires. Mr. Werst said the conditional use must be established within one year. Ms. Beese asked what kind of maintenance requirements there are for the existing building, such as for paint, blight, etc. Mr. Richardson said this would be treated as a normal code enforcement issue.

Mr. Werst noted for the record that Dan Hansen is present but not participating in the discussion due to his stated conflict of interest at the hearing.

Mr. Booth asked that the words “pedestrian safety” be added to paragraph 4 of the Findings of Fact. He also asked that we add “and parking” to the paragraph 1 of the Conclusions. Mr. Stravens moved to approve the written recommendation as amended. Seconded by Ms. Beese. Motion carried, three aye, no nay, with Mr. Hansen abstaining.

4. Approval of Written Recommendation – CPA 12-01 3 JT LLC. Mr. Hansen moved to approve the written recommendation as presented. Seconded by Mr. Stravens. Motion carried unanimously.

5. Approval of Written Recommendation – CPA 11-03 Maximum Lot Coverage. Ms. Beese asked about the existing language in section 17.20.060 referring to other parcels owned by the same owner. She is concerned that reducing the lot coverage requirement could become an issue later if the parcels are later separated. It was agreed to delete this section from the proposal and deal with it at a later time.

Mr. Booth suggested that the word “any” be struck from 17.08.060 and 17.16.060 for consistency with the other sections. Also, he suggested the phrase “to the ground” be deleted from the proposed Comprehensive Plan amendment.

Mr. Stravens moved to approve the written recommendation with the recommended changes. Seconded by Mr. Booth. Motion carried unanimously.

6. Work Items for Next Annual Comp Plan Amendment Cycle. Mr. Richardson...

7. Staff Report. Mr. Richardson said he had asked Ray Oligher to make a presentation this evening that was given to city council earlier this month explaining the Shoreline update process and the progress to-date. Mr. Stravens said if the Planning Commission is expected to make a recommendation to city council then they need to know what is in the plan. The planning commissioners have not been given copies of the working documents like the other stakeholders. He does not want the commission to be asked to “rubber stamp” the plan. He thinks their review should be policy-focused. Ms. Beese said there has not been meaningful citizen comment so far. She said the planning commission should at least make sure that the plan is consistent with the vision report adopted last fall. Mr. Booth agreed.

Mr. Richardson said this is a staff-driven process due to its complexity and the narrow parameters imposed by the state. The Shoreline Citizen Advisory Committee was formed to obtain input from the shoreline property owners and the community at large.

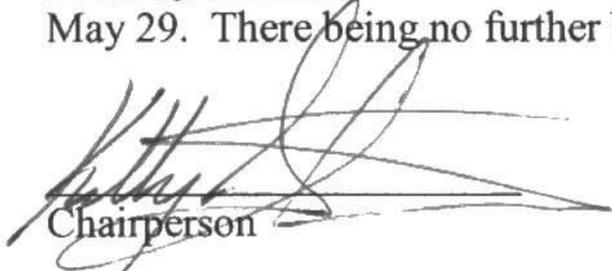
Ray Oligher gave his presentation, and explained the status of what has been completed and what tasks will be done next.

Mr. Stravens asked that the city council clarify the Planning Commission’s role in the Shoreline Management Plan update.

Mr. Richardson said he and Ray Oligher would distribute copies of the latest draft of the SMP to the commissioners so that it could be discussed at the next meeting.

8. Public Comments. Greg Mott said the staff needs to keep the city’s website up to date.

9. Adjournment. The next regular Planning Commission meeting will be held on Tuesday, May 29. There being no further business, Mr. Stravens adjourned the meeting at 8:35 p.m.


Chairperson


Secretary