MINUTES

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:07 p.m. Other commission members present were Bobbie Beese, Josey Booth, and Dan Hansen. Staff present: Ray Oligher, RLO & Associates, LLC.

2. Approval of Minutes. Since two committee members had not yet studied the minutes from the previous meeting, Mr. Stravens tabled them until the next scheduled meeting.

3. Written Decision: Special Sign Permit 13-01, Crary Clark Domanico Mr. Stravens also tabled the discussion of the Written Decision on SSP 13-01since the two members had not yet reviewed them. It was noted that since SSP 13-01 is time critical, he would be available to discuss the decision with staff at any time before the next meeting.

4. Presentation by Megan Duvall, DAHP. Megan Duvall from the Department of Archaeology and Historic Preservation gave a presentation on the history of Historic Preservation in the State of Washington, the amount of protection afforded by National, State and Local registries, tax incentives available for jurisdictions to offer homeowners included on local registries and next steps for jurisdictions that desire to pursue CLG status.

Ms. Duvall discussed in detail the next step that the City would have to accomplish if it wanted to move forward; the passage of an ordinance that would create the framework for local Historic Preservation efforts. This ordinance would:

A. Create a local historic preservation commission. The commission could be a separate entity, or combined with portions of the Planning Commission.

B. Create a local register of historic places.

C. Create rules around design review of changes to properties on the local register of historic places. This includes design review, issuance of a Certificate of Appropriateness, and demolition.

D. Procedures for granting special property tax valuations.

Quite a lot of time was spent on the DAHP grant funding opportunities that cities with CLG status can use for their own historic preservation activities. There are competitive opportunities, which happen on a bi-annual basis as well as non-competitive opportunities that are available on the off years. This money has been used in the past for local planning functions, façade improvements within districts and property purchase help for preservation purposes.

After the presentation, Ms. Duvall answered questions from the audience and from the Planning Commission. Questions centered on clarification of the tax incentives available for home maintenance and how they are calculated.

From the audience, Ms. Naccarato asked for clarification on whether projects that were started prior to the City gaining CLG status were eligible for tax incentives if CLG status is obtained within 2 years of project completion. The answer is yes, as long as CLG status was obtained and the property had been nominated for the local register prior to the 2 year window closing. A lot of discussion followed on Special Tax Valuation and the kinds of improvements that were eligible. The answer is that eligibility falls back on the design review standards that are created at the time the ordinance is written.

The public was asked if they had comment on the information presented and five citizens voiced approval for having the City pursue CLG status. They were:

Vicki Naccarato	3318 N. Marguerite
Barbara S. Clair	8820 E. Liberty
Kevin Lehinger	3306 N. Dale
Pam Furness	3307 N. Hutchinson
Sally Green	8820 E. Liberty

5. Staff Report. No report.

6. Public Comments. Public comment was received from five citizens (listed above) after Ms. Duvall's presentation, supporting the City's efforts to pursue CLG status.

7. Adjournment. Mr. Stravens expressed the desire to hold a discussion on the information presented tonight at the next meeting, as well as to discuss next steps for the Planning Commission.

There being no further business, Mr. Stravens adjourned the meeting at 7:25 p.m.

Chairperson

Tom Richardson
Secretary