

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, Dan Hansen and Andy Van Hees. Staff present: Tom Richardson, City Planner.
2. Approval of Minutes. Mr. Stravens moved to approve the minutes of the December 30, 2013 meeting as submitted. Motion seconded by Ms. Beese. Motion carried. Mr. Stravens moved to approve the minutes of the January 13, 2014 meeting as submitted. Motion seconded by Mr. Van Hees. Motion carried.
3. Public Hearing: CPA 14-02 Amending regulations for businesses licensed to serve alcohol in the C-1 zone. Mr. Stravens opened the hearing and asked commissioners if there were any appearance of fairness issues to disclose. Mr. Stravens asked if anyone present had any objections to any commissioner participating in the hearing. There was none. Mr. Richardson explained the proposed amendment to remove the requirement for a conditional use permit and the distance from churches, schools and parks for businesses licensed to serve alcohol in the C-1 zone. Ms. Beese noted that taverns are listed as a permitted use without conditions in the C-2 zone.

Ms. Beese noted two grammatical changes in section C. She also suggested that section C be amended to change the process for approving uses not listed as permitted uses from a variance to a conditional use permit. Commissioners concurred.

Mr. Stravens asked for public comment. There being none, he closed the hearing.

Mr. Stravens moved to approve the text amendment with the recommended grammatical changes. Motion seconded by Mr. Hansen. Motion carried unanimously.

4. Public Hearing: CPA 14-04 Revising development regulation amendment procedures. Mr. Stravens opened the hearing and asked commissioners if there were any appearances of fairness issues to disclose. There was none. Mr. Richardson explained the proposal to allow development regulation amendments separately from the annual amendment cycle, unless the amendments are tied to a change in the Comprehensive Plan which would be governed by the Growth Management Act.

Ms. Beese said deleting the text as recommended would leave the amendment process unclear; we should add text to make it clear that the planning commission holds the public hearing on proposed amendments. It was agreed to change the sentence to read “The suggested amendments shall be ~~compiled and maintained by the clerk treasurer and will be renewed annually~~ reviewed during a public hearing at the January planning commission meeting by the planning commission.”

Ms. Beese suggested several changes in the SEPA checklist. Mr. Richardson said he would make notes of those changes on the checklist. The changes would not affect the Determination of Non-Significance.

Mr. Hansen also noted a spelling correction in section B(2).

Mr. Stravens closed the hearing.

Mr. Stravens moved to approve the proposed amendments with the recommended changes. Motion seconded by Mr. Van Hees. Motion carried unanimously.

5. Discussion of Other Comprehensive Plan/Development Regulation Amendments.

- a. CPA 14-01 Sign Regulations. Mr. Richardson reported on concerns expressed by some business owners who met with him in the past month. He hopes to have a written recommendation from them before the next meeting.
- b. CPA 14-03 Adult Entertainment Regulations. Mr. Richardson said that he and the attorney are working up some proposed changes in the process for approval of adult entertainment activities.

6. Approval of Written Decision for CPA 12-03 Jessica Holdings:

Ms. Beese suggested changing the wording that refers to two parcels because the two parcels have now been merged. There are now two zoning classifications on one parcel, which is not wanted. The commissioners agreed to the changes.

Ms. Beese moved to approve the written decision as revised. Seconded by Mr. Stravens. Motion carried unanimously.

7. Approval of Written Decision for RZ 14-01 Conditional Uses in C-2 Zone. Ms. Beese noted that their decision was to leave automobile leasing and sales lots as a prohibited use; this is recorded in the minutes. She also said we should delete "soap manufacturers" from the list of prohibited uses; she said some artists do work that might be considered manufacturing or industrial if done on a large scale but we should not exclude them from the C-2 zone. Mr. Van Hees said this could perhaps also apply to small-scale golf club manufacturing by one of our existing businesses.

Mr. Hansen said subsection (F) of the prohibited uses should be re-formatted to combine manufacturing, industrial and mining uses in one subsection.

Mr. Richardson said he would have a revised draft ready for the next meeting.