

PLANNING COMMISSION REGULAR MEETING MINUTES

Remote Participation

Wednesday, March 03, 2021

CALL TO ORDER: 6:00 pm by Chair Cronin

MEMBERS PRESENT: John Cronin, Jennifer Davis, Janice Huxford, Todd Welch, Linda Hoult, Mike Duerr and Vicki Oslund

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Levitan, Associate Planner Gassaway and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmembers Steve Ewing and Gary Petershagen

Chair Cronin called the meeting to order at 6:00 pm and led the pledge of Allegiance.

Roll Call: All present.

Guest business: None

Approval of Minutes: Motion by Commissioner Welch to approve the minutes for 02-03-2021, seconded by Commissioner Hoult (7-0-0-0).

Motion by Commissioner Hoult to approve the minutes for 02-17-2021, seconded by Commissioner Huxford (7-0-0-0).

Discussion items:

The first item on the agenda was a briefing on SEPA Flexible Thresholds for Minor New Construction, presented by Senior Planner Levitan. Senior Planner Levitan provided an overview of input at the February 16 City Council workshop meeting. Several councilmembers requested a more quantitative analysis of the proposed flexible thresholds, including how things such as grading amounts and impervious surface compared between the different types of exempt development (single family, multifamily, etc.). Staff presented the findings of that analysis and concluded that it supported the Council-recommended increases to the exemption thresholds, as shown in the far-right column of Table 1 of the March 3 staff report.

After discussion amongst the Commissioners, they expressed their support for the proposed thresholds and directed staff to schedule the proposal for a public hearing.

Associate Planner Gassaway briefed the Commission on a proposed amendment to the Land Use Code to address Lot Status. The amendment would establish clear and objective review and decision criteria for determining legal lot status, which is required before development of a lot can be approved. Lot status determinations would be reviewed as a Type I land use application with Community Development Director approval.

Commissioners were generally agreeable to this proposal and directed staff to come back for an additional work session before moving on to the public hearing stage.

Commissioner Reports:

No report.

Director's Report:

No report.

MOTION: Moved by Commissioner Hoult, seconded by Commissioner Welch to adjourn the meeting at 6:40 p.m. The motion carried (7-0-0-0).



Jennie Fenrich, Planning Commission Clerk