

PLANNING COMMISSION MEETING MINUTES



REMOTE PARTICIPATION 10-06-2021

CALL TO ORDER:	6:02 pm by Chair John Cronin
MEMBERS PRESENT:	John Cronin, Mike Duerr, Janice Huxford, Vicki Oslund, Todd Welch and Jennifer Davis
MEMBERS ABSENT:	Linda Hoult
STAFF PRESENT:	Planning Manager David Levitan, Senior Planner Melissa Place and Clerk Jennie Fenrich
OTHERS PRESENT:	Councilmembers Gary Petershagen and Steve Ewing

Chair Cronin called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance.

Roll Call: All present except Commissioner Hoult. Commissioner Welch moved and Commissioner Huxford seconded to excuse their absences. Motion approved. (6-0-0-1).

Guest business: None

Approval of Minutes: Minutes of 09-15-2021 were approved with one correction. Motion by Chair Cronin, seconded by Commissioner Huxford (6-0-0-1).

Public Hearing: Non-Conforming Code Amendment (LUA2021-0156)

Chair Cronin opened the public hearing for LUA2021-0156, a city-initiated land use code amendment involving proposed changes to LSMC 14.32 (Nonconformities). Senior Planner Place gave a brief presentation on the scope and history of the proposal, including feedback provided by commissioners during three work sessions. She noted that the proposal met all noticing and SEPA requirements as well as the required decision criteria in LSMC 14.16C.075. No public comment was provided. Following a brief discussion and deliberation that addressed topics such as assessed vs appraised value and if/when stories (levels) could be added to non-conforming structures, Chair Cronin made a motion for the Commission to forward a recommendation to City Council to approve LUA2021-0136 as proposed. Commissioner Welch seconded, and the motion passed 6-0-0-1 (Hoult absent). The Commission's recommendation will now be considered by the City Council during a November 2021 public hearing.

(6-0-0-1).

Discussion Items

Comprehensive Plan Update: Planning Manager Levitan provided an overview of the 2021 Comprehensive Plan docket, which was last discussed with the City Council during a June 2, 2021 work session. He noted that it was fairly limited in scope, and that the next major (periodic) update would need to be completed by June 30, 2024, with technical and background work on the housing and transportation elements as well as the Shoreline Master Program starting in 2022. Commissioners noted some discrepancies between the budget amounts listed for capital projects in the Parks Element (Chapter 5) and Capital Facilities Element (Chapter 9), as well as some rather outdated demographic and housing data provided in the Land Use Element (Chapter 2) and executive Summary. Planning Manager Levitan noted that he would revise the proposed amendments to address both issues. Commissioners did not request any additions/changes to the proposed amendments and requested that the 2021 docket be scheduled for a public hearing on November 3, 2021.

Commissioner Reports: Commissioner Huxford reported that the Sewer lift odor has been reported to the Sewer District and that the part needed to fix the problem has been ordered. She also reminded commissioners that it is an election year and encouraged Commissioners to share their thoughts when asked by citizens. No other commissioner reports were provided.

Director's Report: Planning Manager Levitan provided an overview of the October 5 City Council workshop, which included an update on the recently adopted Buildable Lands Report and the draft 2044 growth targets, as well as general growth and development trends in the city. He also noted that the City Council would be holding their public hearing for the Permissible Uses code amendment at their next (October 12, 2021) Council meeting, and that this meeting would be a hybrid (online and in-person) meeting format. He stated that staff would consult with the Mayor and City Clerk to see if boards and commissions might also utilize the hybrid format. He noted that City applied for a Commerce grant to develop a Housing Action Plan and will be submitting a grant to the Department of Ecology for an update to the Shoreline Master Program. He confirmed that the public hearing for the 2021 docket would be held on November 3, and that at this point the plan was still for a fully remote (Zoom) meeting.

Adjourn: Moved by Chair Cronin, seconded by Commissioner Welch to adjourn the meeting at 6:45 p.m. On vote the motion carried (6--0-0-1).



Jennie Fenrich, Planning Commission Clerk