

PLANNING COMMISSION MEETING MINUTES



Hybrid-Online or in the Mill

3-15-2023

CALL TO ORDER:	6:00 pm by Chair Mike Duerr
MEMBERS PRESENT:	Chair Mike Duerr, Vice Chair Jennifer Davis, Todd Welch, Linda Hoult, Connor Davis, and Janice Huxford
MEMBERS ABSENT:	None
STAFF PRESENT:	Community Development Director Wright and Clerk Jennie Fenrich
OTHERS PRESENT:	Councilmember Ryan Donahue

Chair Duerr called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: All present

Guest business: None

Action Items: Minutes for March 1, 2023, motion to approve made by Commissioner Welch, seconded by Commissioner Hoult with one correction. (6-0-0-0).

Public Hearing for 2023 Comprehensive Plan Docket:

Chair Duerr opened the public hearing.

Community Development Director gave a summary of the process of making map amendments through the Growth Management Act. These can be made yearly. This year there are three map amendments proposed. Two are City-initiated and one is citizen-initiated. The citizen who initiated the proposed change testified that this property was rezoned and asked for it to return to the Commercial Zone that it was when he purchased it last year. There was discussion and the Planning Commission voted to move the requested amendments be forwarded to the City Council.

Commissioner Report: Commissioner Huxford attended the stakeholders meeting for the Industrial Center Subarea. She was glad to have met and spoke with other property owners in the area. She requested an update for the Short Term Rental ordinance. Commissioner Hoult shared a personal incident.

Director Report: Community Development Director Wright shared the Industrial Area meeting went well. The consultants have suggested the possibility of realigning some roads to better tie into utilities.

Director Russ Wright reported he took the Climate Action Plan to City Council. The general feedback he received was they wanted to move with caution and were concerned of economic impact. He reported he has been active in working on proposed legislative bills. Transit-oriented development and middle housing bills are being proposed. There will be new standards to review multi-family units, making it more streamlined. He said changes to Accessory Dwelling Units and Lot Splitting regulations will be coming forward. He has addressed bills individually as well as collectively and how there are inconsistencies in the process.

Director Wright reported the Short Term Rental ordinance has not been settled yet with the City Council. The Council has until today to submit comments and concerns to Director Wright to be addressed in the next draft.

Commissioner Duerr stands by the document proposed by The Short Term Rental Committee and feels there was a lot of good work done on this draft. Commissioner Huxford said she and the public, who took part in the initial draft, feel dismissed by City Council. She also requested to have the new Parks Director be introduced to the Commission. Commissioner C. Davis inquired about the North Cove Development pre-application that has been made. Director Wright said it had been pulled at this time.

Adjourn: Commissioner Welch moved to close the meeting, seconded by Commissioner C. Davis to adjourn the meeting at 6:35 p.m. On vote the motion carried (6-0-0-0).

Jennie Fenrich, Planning Commission Clerk