

**PLANNING COMMISSION**  
**MEETING**  
**DECEMBER 11, 2018**  
**7:00 PM**  
**MINUTES**

**1. CALL TO ORDER:**

**Commissioner Cruger** called the Planning Commission meeting to order at 7:00 p.m.

**2. FLAG SALUTE:**

**Commissioner Cruger** led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

**3. ROLL CALL:**

Planning Commission  
Commissioner Frederick Cruger – Present  
Commissioner Chris Marsh – Present  
Commissioner Scott Morrison – Absent  
Commissioner Ron Stephenson – Present  
Commissioner Sean Duncan – Present

City Staff  
Darla Reese, City Clerk

Consultants  
Ray Sturtz - Community Planning Services

**4. APPROVAL OF MINUTES**

**A. Meeting Minutes of November 13, 2018**

**Commissioner Marsh** moved to approve the meeting minutes of November 13, 2018.  
Commissioner Stephenson seconded. Motion carried.

**5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON ACTION ITEMS**

No one was present to speak during this portion of the meeting.

**6. NEW BUSINESS**

There were no New Business items for the Agenda.

**7. CURRENT BUSINESS**

**A. Proposal Regarding the Train Park**  
**Adam Thomas**

Mr. Thomas discussed his proposal/vision for the old train park area on the corner of Cascade Ave. and Stanley St.

Planning Commission discussed ideas and costs with Mr. Thomas. He will revise his proposal based on input and bring it back to the Planning Commission at a later date.

## **B. PRELIMINARY REVIEW: 2019 Comprehensive Plan and Development Regulations Annual Docket Proposed List**

**Consultant Planner Sturtz** discussed the proposals for the annual docket list including:

- Attachment A - CPA/ZMA2019-001 *408 Prospect Avenue* Application & Proposed Comprehensive Plan & Zoning Map Amendments
- Attachment B - CPA/ZMA2019-002 *204 Portage Avenue* Application & Proposed Comprehensive Plan & Zoning Map Amendments
- Attachment C - CPA2019-003 *Shoreline Master Program Reference Update* Application & Proposed Comprehensive Plan Amendment
- Attachment D - ZCA2019-001 *Landscaping and Screening Regulations* Application & Proposed Zoning Code Amendments
- Attachment E - ZCA2019-002 *Official Site Plan Regulations* Application & Proposed Zoning Code Amendments
- Attachment F - ZCA2019-003 *Kennels, Catteries, & Animal Shelters* Application & Proposed Zoning Code Amendments
- Attachment G - ZCA2019-004 *CBD Zone Ground Floor Residential Units* Proposed Zoning Code Amendments
  - Page 2 of 2: 19.02.160.P – Change to add:  
Does not apply to the residential dwelling units located above a principal use in a commercial zone.
  - Page 2 of 2: (9) Multifamily dwellings on the same parcel as commercial use; Residential units on the same parcel as commercial limited to 40% of the parcels total land area for residential purposes and the principal use fronts on the abutting street;
- Attachment H - CPA2019-004 *Capital Facilities Element Update* Application & Proposed Comprehensive Plan Amendments
  - City Planner Sturtz to ask City Engineer Perkins about the rates in the first paragraph – are these still correct numbers as they say 2013 dollars? Is this duplicating what was newly added in the section below?

## **8. REPORTS:**

### **A. City Clerk Reports**

**City Clerk Reese** discussed current prices and building permits with Commissioner Cruger.

### **B. Homework**

**Consultant Sturtz** asked the Planning Commission to review the properties subject to new designations and the neighborhoods around.

**9. CORRESPONDENCE:**

There were no correspondence items to discuss.

**10. ADJOURNMENT:**

**Commissioner Cruger** adjourned the meeting.