

**PLANNING COMMISSION REGULAR MEETING
OCTOBER 11, 2022 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Vice Chair *Mark Hall* called the Planning Commission Regular Meeting to order at 6:30 PM on October 11, 2022 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Commissioners *Mark Hall, Tom McGann, Chris Bolin, Tania Harrison, and Trae Lohse*

Nancy Bird, and Sarah Trumblee were absent.

Staff present was City Planner *Kevin Johnson*.

3. APPROVAL OF AGENDA

M/McGann S/Bolin to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: Hall, McGann, Bolin, Harrison, Lohse

Absent: Bird, Trumblee

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence for Tania Harrison & Trae Lohse from the August 18, 2022 Regular meeting
- b. Record unexcused absence for Nancy Bird from the August 18, 2022 Regular meeting

M/Bolin S/Harrison to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: Hall, McGann, Bolin, Harrison, Lohse

Absent: Bird, Trumblee

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None

6. CORRESPONDENCE

Johnson told the commission that nothing had been received.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers - None

b. Audience comments regarding agenda items - None

8. PLANNER'S REPORT

Johnson summarized the items found in his report under agenda item 8.

9. UNFINISHED BUSINESS

There was no unfinished business

10. NEW BUSINESS

a. Resolution 22-05 – 2023 Capital Improvement Projects List

M/McGann S/Lohse Move to approve Resolution 22-05

McGann said that the description of item number 5 “Parking and Walkway Upgrades for North Harbor” should be expanded upon to better match the Port Infrastructure Development Grant proposal the city submitted in 2022 as it included more upgrades than just pedestrian and parking changes.

M/McGann S/Bolin to amend the main motion to include updating item number 5 so that its description more closely match the project description for the city’s 2022 PIDP grant application.

Upon voice vote, amendment to the main motion passed 5-0.

Yea: Hall, McGann, Bolin, Harrison, Lohse

Absent: Bird, Trumblee

Hall called for the vote on the main motion as amended

Upon voice vote, motion as amended passed 5-0.

Yea: Hall, McGann, Bolin, Harrison, Lohse

Absent: Bird, Trumblee

b. Housing – Residential Zoning, ADU, Density, Infill Development

Johnson began by explaining that he wanted to use this time to gauge the commissions feelings towards different zoning topics to determine which avenues to pursue first as staff and the commission begin down the road to updating the zoning code. He asked the commission to take this time to discuss the different topics in the memo such as outright allowing ADUs, decreasing parking requirements to allow for more lot space to be utilized for buildings, reducing minimum lot size and more.

Lohse commented that he thought that smaller lot sizes could be appropriate in some areas of town. He also said that he was supportive of making ADU development easier.

McGann said that the minimum lot size should be reduced as most lots are already on the smaller size within the original townsite area. He also commented that he was not sure that removing parking requirements would be beneficial.

Harrison that she was interested in looking into smaller lot sizes, townhome developments, and just an overall increase in densities allowed.

Bolin said that he was mostly in agreement with all of the other commissioners’ comments.

11. AUDIENCE PARTICIPATION

No Comments

12. COMMISSION COMMENTS

No Comments

13. ADJOURNMENT

M/McGann S/Harrison to adjourn the Regular Meeting.
With no objection, the meeting was adjourned.

Approved:


FOI Tania Harrison, Chair


Kevin Johnson, City Planner