



**REGULAR SESSION
FEBRUARY 26, 2019
MINUTES**

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF THE AGENDA

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m. Of the ten (10) currently appointed commissioners nine (9) were in attendance (a quorum being six (6) members and a majority being six (6) members):

	Merle Ash	Robert Larsen	Loren Simmonds	
Jim	Leah Everett	Tom Norcott	Ed Taft	Langston
was	Doug Hannam (arrived @5:42 pm)	Neil Pederson	Bob Wold	unavailable

for this meeting.

Barb Mock, Planning and Development Services (PDS), Director, served as Planning Commission Secretary for this meeting.

The February 26, 2019 agenda was unanimously approved by all commissioners present.

B. APPROVAL OF MEETING MINUTES

The January 22, 2019, regular meeting, minutes were unanimously accepted as written.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

Barb Mock, relayed to the Planning Commission that there were no activities before the County Council for action during the last month. Director Mock briefly reviewed agenda topics for future Planning Commission meetings.

D. UNFINISHED BUSINESS

1. Type 1 / Type 2 Appeal, Process, and Organization Amendments: Hearing

Ryan Medlen provided the Planning Commissioners with a quick overview of the Type 1 and Type 2 land use decisions that he provided last month. These amendments focus on general process and organizational modifications related to the review and appeal of Type 1 and Type 2 land use decisions. The changes are intended to make Title 30 more internally consistent. In the case of Planned Residential Developments and Urban Center Site Plan Approvals, the amendments intend to reduce the number of applications for smaller developments that are presented to the Hearing Examiner for a decision.

The Type 1 / Type 2 Appeal, Process, and Organization Amendments Public Hearing opened at 5:29 and closed with no public comments.

The commissioners had no questions for Mr. Medlen and Chair Larsen asked for a motion.

Motion was made by Commissioner Simmonds and seconded by Commissioner Everett to approve the proposed code amendments contained in the staff report supported with findings and conclusions.

VOTE (Motion):

8 in favor (*Ash, Everett, Larsen, Norcott, Pedersen, Simmonds, Taft, and Wold*)

0 opposed

0 abstention

2. Re-Zone Decision Criteria Amendment: Hearing

Mr. Medlen provided the Planning Commissioners a brief overview on Re-Zone Decision Criteria in conjunction with the Type 1 and Type 2 decisions. This proposed code amendment would add language to SCC 30.42A.100 to include “change of circumstance” to the rezone decision criteria. Case law has established that the decision to approve or deny a site-specific rezone should be based in part on any change of circumstances surrounding the site in question. In recent years, all site-specific rezone decisions have included findings regarding this matter but the requirement is not identified in the Title 30 requirements as a criteria for a site-specific rezone.

The Re-Zone Decision Criteria Amendment Public Hearing opened at 5:39 and closed with no public comments.

Motion was made by Commissioner Norcott and seconded by Commissioner Everett to approve the proposed code amendments contained in the staff report supported with findings and conclusions.

VOTE (Motion):

8 in favor (*Ash, Everett, Larsen, Norcott, Pedersen, Simmonds, Taft, and Wold*)

0 opposed

0 abstention

Commissioner Hannam arrived at 5:42pm and was not included in the voting for either public hearing.

E. NEW BUSINESS

3. Erosion Hazard Areas Code Amendments: Briefing

David Killingstad provided a briefing on a non-project proposal to amend the list of exceptions to SCC 30.62B.330(3), Erosion hazard areas - Channel migration zones, to allow the construction of public parks in those zones. After Mr. Killingstad gave his briefing the Commissioners asked several questions.

The Planning Commission is tentatively scheduled to hold a public hearing on the proposed code amendments on March 26, 2019.

4. Digital Signs in the Clearview Rural Commercial Zone: Briefing

Yorik Stevens-Wajda, County Council staff, provided a briefing on proposed ordinance to the Planning Commission for consideration and a recommendation back to the Council. The proposal would amend the county’s development regulations (Chapter 30.27 SCC) to add the Clearview Rural Commercial zone to the list of zones in which digital signs are allowed.

Commissioner’s asked many questions of Mr. Stevens-Wajda and the Planning Commission tentatively scheduled to hold a public hearing on the proposed code amendments on March 26, 2019.

F. ADJOURN REGULAR MEETING

Commissioners took a few minutes for housekeeping items on room set-up for upcoming meetings.

This regular meeting was adjourned at 7:05 p.m.

This complete presentation and discussion is on file (via recording) in PDS.