
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
SMP AMENDMENT STATUS – Briefing
SUBDIVISION UPDATE – Study Session
PLANNING COMMISSION CALENDAR - Discussion
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair William Chester called the meeting to order at 7:02 PM. Planning Commissioners in attendance were J. Mack Pearl, Jon Quitslund, Kimberly McCormick Osmond and Don Doman. Lisa Macchio and Michael Killion were absent and excused. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

PUBLIC COMMENT – Accept public comment on off agenda items

None

SMP AMENDMENT STATUS – Briefing

Senior Planner Christy Carr provided a briefing and overview of the next steps for the SMP Amendment.

Public Comment

Dick Haugan, Citizen – Asked how preparing for the June 2020 review would determine whether the SMP is working or not? He also asked for a definition of “no net loss” to be part of the future conversation.

Steve Bonkowski, Citizen – Encouraged the Planning Commission to work diligently with the Planning Staff to be ready for the June 2020 periodic update deadline.

SUBDIVISION UPDATE – Study Session

Ms. Carr provided an overview of the revisions to date being reviewed.

Motion: I move the following: to recommend that the land use review procedures in BIMC 2.1 for subdivisions, major CUPs, and major SPRs be revised as shown in the document “Review Procedures for Major Projects,” as amended, and as needed to ensure consistency with that document.

Quitslund/McCormick Osmond: Passed Unanimously

PLANNING COMMISSION CALENDAR - Discussion

Upcoming meeting agenda items were reviewed. It was decided the December 13, 2018 meeting would begin at 6:30 PM and the briefing by ECONorthwest and Forterra would be first on the agenda.

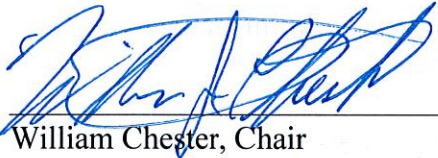
NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 8:55 PM

Approved by:



William Chester, Chair



Jane Rasely, Administrative Specialist



PLEASE PRINT

[illegible]

Revision of BIMC 2.16.125

The Hearing Examiner's (and, by implication, the Planning Commission's and Director's) Decision Criteria could be presented more straightforwardly.

#2 at the very end seems out of place, and I don't see why it is set apart from the long list under #1. Either the order of #2 and #1 should be reversed, or there should be a single list of numbered items (which I find preferable).

Considered in relation to item E.1.b ("The preliminary long subdivision makes appropriate provisions for the public health, safety and [general and] public use and interest, including those items listed in RCW 58.17.110;"), it seems to me that #2 is redundant.

Consider this alternative:

E. Decision Criteria for Preliminary Long Subdivisions. The hearing examiner's approval of the application, or approval with conditions, shall include findings that the following requirements have been met, or will be met as conditioned:

1. The applicable subdivision design guidelines . . .
2. The preliminary long subdivision makes appropriate provisions for the public health, safety, and public use and interest, including those items listed in RCW 58.17.110; and
3. Etc.

The next to the last of the items under E (now "i") should be: "Appropriate provisions have been made for maintenance in perpetuity of any common space; and"