



Planning Commission Regular Meeting February 13, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL/CONFLICT DISCLOSURE

Chair William Chester began the meeting at 7:00 PM. Planning Commissioners in attendance were J. Mack Pearl, Jon Quitslund, Kimberly McCormick Osmond, Don Doman and Joe Paar.

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

2) PLANNING COMMISSION MEETING MINUTES

2.a November 14, 2019 - Public Participation Meeting Minutes

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Planning Commission Minutes DRAFT 111419.pdf

Motion: I move approval of the minutes from the November 14, 2019 meeting as distributed.

Quitslund/Paar: Passed Unanimously

3) PUBLIC COMMENT

None.

4) NEW BUSINESS

4.a 7:15 PM - Police & Court Facility Major Adjustment to Site Plan Review and Conditional Use Permit (PLN51524 SPRA CUPA)

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PLN51524 SPRA CUPA Staff Report to Planning Commission.pdf

1. PLN51524 SPRA CUPA Site Plan.pdf

2. PLN51524 SPRA CUPA Floor Plans.pdf

3. PLN51524 SPRA CUPA Renderings and Sketches.pdf

4. PLN51524 SPRA CUPA Planting Plan.pdf

5. PLN51524 SPRA CUPA Parking Space Needs Validation.pdf

6. PLN51524 SPRA CUPA Trip Generation Analysis from Transpo Group.pdf

7. PLN51524 SPRA CUPA Traffic Impact Assessment Memo from Project Manager.pdf

8. PLN51524 SPRA CUPA SEPA Checklist.pdf

9. PLN51524 SPRA CUPA Issued MDNS and Adoption of Existing Document.pdf

10. PLN51524 SPRA CUPA Design Review Board Review and Recommendation Minutes.pdf

Associate Planner Ellen Fairleigh provided an overview of the project. The Planning Commission asked for a critical areas report and a director's code interpretation of BIMC 16.20.040 Exemptions to be applied across all permit applications similar in nature to this one. Joseph Dunstan spoke about the DRB's role in the review process. Project Manager Barry Loveless spoke about the Sound to Olympics trail and its possible movement based on the City's new transportation plan which was currently being updated.

The Planning Commission requested a new report from the DRB outlining their recommendation and remanded the permit application back to the Design Review Board for a written recommendation.

Commissioners discussed with staff the 2020 Workplan Retreat occurring on February 24, 2020. Joseph Dunstan spoke in support of an overlapping meeting in response to the Planning Commission's question about having a joint meeting with the Design Review Board as opposed to separate workshops.

[4.b Ordinance No. 2020-05, Updating the City's Sign Code](#)

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[Sign Code - Introduction - PowerPoint](#)

[Staff Memo - Sign Code Matrix and Q&A \(2-13-20 PCM\)](#)

[Ordinance No. 2020-05, Updating The City's Sign Code - Chapter 15.08 BIMC - for 2-13-20 PCM](#)

[Reed v. Town of Gilbert Article](#)

Deputy City Attorney Robbie Seplar provided an overview of work that had been performed on this ordinance to date.

Public Comment

Jane Rein spoke against sandwich board signs.

Planning Commission requested another study session on this ordinance.

[5\) OLD BUSINESS](#)

[5.a ADU Subcommittee Report](#)

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Commissioner J. Mack Pearl provided an overview of the ADU subcommittee's work.

Public Comment

Bob Russell spoke against requiring common ownership of ADU's as something that may not be legally defensible and about having standard designs for ADU's to provide a streamlined permit process. He also spoke for eliminating water/sewer hookup fees for ADU's to promote affordable housing.

[Discussion of Winslow Hotel by Planning Commission.](#)

Chair Chester spoke about the recommendations of the Design Review Board, Planning Commission and the Director's Recommendation to the Hearing Examiner for the Winslow Hotel.

[6\) PLANNING DIRECTOR'S REPORT](#)

[6.a Puget Sound Regional Council Vision 2050 Update.](#)

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[PC Staff Memo on PSRC Vision 2050 Plan.docx](#)

7) ADJOURNMENT

The meeting was adjourned at 9:38 PM.

/s/
William Chester, Chair

/s/
Jane Rasely, Administrative Specialist