



Planning Commission Regular Meeting February 27, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL

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

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

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and Approve Meeting Minutes

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Planning Commission Minutes DRAFT 121219.pdf

Motion: I move approval of the minutes from the Planning commission meeting of December 12, 2019 as distributed.

Quitslund/Paar: Passed Unanimously

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.a Ordinance 2020-02 (formerly 2019-09) related to Accessory Dwelling Units

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Staff Memo on ADUs.docx

Ordinance 2020-02 DRAFT.docx

Planning Commission Subcommittee Recommendations Regarding ADUs

ADU Use Specific Standards 18.09.030 Attachment A.pdf

Senior Planner Jennifer Sutton provided a summary introduction. The Planning Commission subcommittee (Commissioners Pearl, McCormick Osmond, and Doman) met and forwarded their recommendation for Ordinance 2020-02 on to the full Planning Commission. Commissioner McCormick Osmond then summarized those recommendations to the full commission.

Public Comment

Pascal Schuback spoke in favor of increasing the lot coverage requirements.

Bob Russell spoke in favor of not counting the ADU as part of the lot coverage and reducing impact fees.

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

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[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](#)

[Model Sign Code .pdf](#)

[Commissioner Quitslund Memo to Planning Commission and Staff.pdf](#)

[Commissioner Quitslund Sign Code Discussion Items.pdf](#)

Deputy City Attorney Robbie Sepler facilitated discussion.

Bob Russell spoke about sandwich signs fading out in the future as people are using wayfinder apps.

Andrew Berg spoke in favor of sandwich boards saying it was a very important part of their marketing strategy.

Commissioners felt they were ready to schedule a public hearing and directed staff to find a time in their schedule.

5) **NEW BUSINESS**

5.a **New Business**

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Chair Chester spoke about important goals for the Planning Commission: prioritizing conflicts within the code to the Comprehensive Plan; defining how CUPs were used; Floor Area Ratio with Affordable Housing; and the Shoreline Management Program Amendment and Periodic Review.

6) **PLANNING DIRECTOR'S REPORT**

7) **ADJOURNMENT**

The meeting was adjourned at 9:55 PM.

/s/
William Chester, Chair

/s/
Jane Rasely, Administrative Specialist