



## Planning Commission Minutes

Wednesday, October 27, 2021 at 7:00 PM

**Chair Lane called the meeting to order at 7:05 pm.**

**Roll Call:** *Planning Commission Chair: Andy Lane (position #3 – expiration 2024); Planning Commission Commissioners: Steven Booher (#1 - 2022), Kenny Renner-Singer (#2 - 2023), Angie Harrison (#5 - 2025), and Alison Miller (#7 - 2022); Pete Olson and Colin Forsyth absent.*

Public Present: Kim Tobiason, Paula Strozyk, MaryPat Barton, Ann Crosby, Anne's iPad, Petsy S., Michael, Linda C., Becki Subido, Marty Fallon, Sally's iPad, Williams iPad, Milt Anderson, Chris Clark, Isaac Windingstad, Willis Flood, Jennifer Chaberlain, Scott Schimelfenig, Shannon Keller, Bobby Bamberger, Darren Montgomery, Tiffany & Bill Davies, Lori Vanderbrink, Ryan J., David Vey, Susan, Bob Fallon, Paula Koehler-Martin, Mike, Carrie Barham, Glenn Trusty, Shannon, Teresa Burrill, Nate McLaughlin, Ken Brown

Council Members Present: Carolyn Wilson, Sharon Waters, Zeke Reister

### **Workshop: Comprehensive Plan Amendments**

Chair Lane provided a brief overview of the intent and purpose of the meeting, which will be to discuss the changes to be considered at the public hearing next week.

Ms. Vespier provided an overview of the history of the Comprehensive Plan and the proposed amendments. She discussed the reasoning behind the revisions, which included streamlining the plan in its entirety. She indicated the primary goals of the update are to address transportation, housing, and impacts to land use.

### **Appendix B Land Capacity**

Ms. Vespier provided an overview of Appendix B, which was modeled after the City of Pasco. She described the methodology behind the land availability analysis.

Ms. Stozyk questioned the currency of the documents. Ms. Vespier indicated that these are working documents and changes were made since the posting of the document on the website but they will be addressed through the workshop. Discussion ensued around the document and how to post it as a live, working document.

### **Comprehensive Plan Amendments - Track Changes**

Ms. Vespier began the review of the document, beginning with the introduction. Staff had a brief discussion with the Commission about scribes' errors in the document and how to provide edits to staff prior to the final draft.

Alison Miller asked for clarification regarding underdeveloped lots. Ms. Vespier explained that the data was taken from County Assessor's records based on the value of the lot in relation to the value of the structure on the lot.

Kim Tobiason questioned expanding the UGA, if there is enough inventory within the City Limits. Ms. Vespier stated that the City will be reviewing the UGA and potential expansion next year.

Ms. Vespier reviewed and requested comments on the Housing Element changes.

Commissioner Miller stated that manufactured housing should be located under 1.2 instead of 1.1.

Michael asked for clarification regarding parking needs. Ms. Vespier responded that the Transportation Element is where a bulk of this information is located. Chair Lane pointed out that LU Goal 9 discusses parking.

Ms. Vespier provided an overview of the changes to the Economic Element and requested comments on the proposed changes.

Ms. Vespier provided an overview of the changes to the Parks & Recreation Element and requested comments on the proposed changes.

Ms. Vespier provided an overview of the changes to the Capital Facilities Element and requested comments on the proposed changes. She identified the project list is a working document and will be updated up to the Council Hearing. The project list is proposed to be updated on an annual basis.

Ms. Vespier provided an overview of the changes to the Utilities Element and requested comments on the proposed changes.

Ms. Vespier clarified that the transportation element was not included because the recommendation has already been sent to the Council for review.

Ms. Vespier reviewed Appendix E, Maps with the modified R8 zoning designation and the Osborn property designation to recreation. This also includes adjustments to split zoned properties off Titus Road and River Bend Drive. She requested comments from the planning commission and public.

Kim Tobiason asked for clarification regarding density in the new RL8. Becki Subido asked about clarification regarding the RM zone off Prospect Street which was not proposed to change.

Ms. Vespier clarified that covenants are a private agreement and not enforced by the city or included in the Comprehensive Plan.

Anne Crosby had questions regarding the water supply and the impacts to the system with new density. Chair Lane indicated that information is in the water system plan. Ms. Crosby also indicated that she would like more time to review the final document prior to next week's hearing.

Ms. Subido asked for clarification about the number of residents per household. Ms. Vespier indicated that this number came from the Housing Needs Assessment and is tracked and updated with the US Census.

Ms. Vespier asked for emailed comments from the planning commission and the public.

**Adjournment:** Chair Lane adjourned the meeting at 8:56 pm.