



Planning Commission

March 19, 2018

Terri Phillips

CALL TO ORDER

Chair Terry Thompson called the meeting to order at 6:02 pm.

ROLL CALL

Commissioners: Chair Terry Thompson, Chris Dorow, Brian Gentry, Kevin Gilbert, and Roger Ensz

Staff: Community Development Director Anne Henning and Planning Secretary Terri Phillips

Attendees: Bob Carlson; Councilmember John Lallas

Quorum Established.

APPROVAL OF FEBRUARY 20, 2018 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from February 20, 2018 M/S Chris Dorow/Brian Gentry

OFFICER ELECTIONS for 2018

Nominated: Chair Terry Thompson M/S Brian Gentry/Roger Ensz

Nominated: Vice Chair Roger Ensz M/S Terry Thompson/Chris Dorow

PLANNING COMMISSIONER TRAINING

All New Commissioners need Open Public Meeting Training, and existing Commissioners need a refresher every 4 years. This has been required by the State since 2014. Currently there is no record of any Commissioner training. Ms. Henning sent an email with links to different options on the required training. Commissioners are welcome to do whichever fits their schedule. Print the certificate when complete and turn it in to staff so we have it for our records.

LANDSCAPE ORDINANCE

Landscaping discussion was postponed until next meeting. Lynette Caruthers of the Beautification Committee would like to be involved and was unable to attend this meeting. Roger Ensz mentioned he is impressed with the Point System but would like a little more towards desert landscaping. The point system is fair and flexible. Ms. Henning mentioned that she noticed while doing calculations for existing sites that the proposed system gave a lot of points for turf, so the Commission should consider whether that should be adjusted.

UPDATE ON COMMERCIAL ZONES

Before the new Commercial Zones can be adopted, the Planning Commission will need to amend the comprehensive plan, amend the zoning map, and amend the text. There will need to be a public hearing, so all of this will take some additional time.

MUNICIPAL CODE UPDATE – OFF-STREET PARKING – OMC 17.61

Direction on Parking Code: The structure of the chapter is good, so we can just build on what we already have. The current limit on the number of cars in the front yard for a single family or duplex is 3, for a multifamily dwelling it is 2. Cars in a garage do not count. The Commissioners thought a duplex should not be required to have covered parking. In section 17.61.010 Ms. Henning would like to a requirement that if there is a change of occupancy in a building, that would also trigger compliance with current parking standards. The size of a parking space needs to be increased; currently it is 8 ½ by 18 feet long. The police chief would like this to be addressed. The Commission discussed compact car parking spaces and decided against them. The Commission agreed on 9 by 20 feet for a parking space. This would also apply to spaces within a residential garage.

17.61.020 Should a carport be equivalent to a garage? Carports are generally not as cluttered as garages and so people do park in them; however, they are not as secure as a garage and don't hide whatever clutter is stored in them. Garages can be filled with stuff and not parked in. Commission agreed carport and are equivalent for residential parking.

#17 Schools: A high school should have more parking spots than a middle or elementary school because some of the students drive to school. Ms. Henning will research parking requirements for schools. The Commission also directed to add 1 space per 6 seats in an auditorium.

#23 Retail and personal service: The Commission agreed that this provision which counts area of parking rather than actual parking spaces was confusing and inconsistent with the rest of the ordinance. The Commission liked the example from East Wenatchee which required slightly more parking per square foot for the first increments of building size, with a sliding scale for larger buildings. Bulky merchandise such as furniture, machinery, lumber, etc. has a reduced ratio.

#25 Restaurants should be based on area rather than number of chairs, since that can easily change. The proposal was 10 parking spaces per 1000 sq. ft of total sq. ft of building. This will work for new construction but not existing businesses.

The Planning Commission is listed as the decision authority for several types of actions that no longer go to the Planning Commission, such as renovation a building without adequate parking and sharing facilities. What direction would the commission like to go in the future? In most jurisdictions it is a staff decision rather than the hearing examiner because it is costly. Commission would like to hear more about waivers that were approved and who made the decision. They would like a reporting process about why they are granted and by whom. The final authority is the City Council and any variance to code need to go before them for approval.

17.61.050 Currently: Joint Uses: The staff may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities. If the existing business does not have adequate parking, the business may use another businesses parking within 400 feet of such parking facilities upon approval.

The Commission discussed whether the access to the parking lot from the street needs to be paved. The consensus was: Paving is not required if access is from the alley, from a paved street it is required. When the street is not paved the parking would not be required to be paved until the street is paved. When entering the street from a gravel parking lot to paved street requires an apron. Any new permits will

require pavement if the street is paved. When design standards are triggered, parking should be brought up to standards.

ADJOURNMENT

Having no other business at hand a motion was carried to adjourn the meeting at 7:38 pm M/S Chris Dorow, Brian Gentry

The next meeting is scheduled for April 16, 2018 at 6:00 pm.

By: Terri Phillips Date: 4/16/18

Terri Phillips, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.