A. Call Meeting to Order

B. Adoption of Agenda

Agenda is adopted as posted.

C. Public Comments

D. Work Study: RCO and RI zones and Policy RL-8: Katrina Knutson, Senior Planner DCD

Knutson reviews Use Table 17.381.040(E) Parks, Rural and Resource Zones to create a Planning Commission preferred draft to compare at the next Planning Commission meeting. She reviews which committees staff has met with.

Gustavson brings up the issue of mixed use.

Discussion is held about mixed use designations in the rural commercial areas.

A motion is made by Commissioner Gustavson to consider as condition use for ADU and ALQ under rural commercial.

No second.

Foritano suggests that any strong views be expressed now before we move forward with the Use Table.

Depee: When you did your total acreage you put in here 13 parcels, 58 acres, common areas, easements, etc. Why are we looking at that?

Knutson states that those are properties that are currently zoned. An inventory.
Gustavson: Where you have a commercial use in the rural area and there are several commercial uses on the parcels. In Southworth we have a post office and a little store. We are limiting the store to 10,000 sqft. It seems to me that the store owner can be creative in how he defines his store vs. the franchised second store that occupies the next 30 feet so he doesn’t get socked by the county for the next 5,000 ft. I think putting a limit on these things of 10,000 sqft. is pretty aggressive.

Sommerhauser: The proposal is that existing Commercial and Industrial use would be grandfathered in. Would they at least have to meet the conditions of the use table when they came in?

Knutson: Uses that are currently existing on these parcels are legal non-conforming uses, so they’ll be able to continue with their current use without going through these regulations. It’s when they want to change the use or remodel over 50% of the value of the building they’ll need to adhere to the new use table and density table.

Sommerhauser: I hear all that, I don’t have any difficulty with that. I have a problem with deleting policy RL-8. My issue there is that we spent two plus years trying to get a comp plan. Looking at where commercial and industrial ought to be. We got all the opinions and set up zoning. For those people that have existing things taking them from non-conforming to conforming; giving them the opportunity to do something on that property; that’s fine. But taking away the restriction that says no more new; you just ran into my wall. They want new zoning. To walk in and throw the door completely open; I don’t buy that.

Foritano: Is that what this does?

Sommerhauser: It appears to me.

Knutson: No and the reason that the department is recommending deleting the policy if there is a vacant parcel that is currently zoned commercial in the rural area they can’t do anything with that parcel. Or if there’s people that has a residence within the rural industrial area and they are getting taxed more on their property and they want to sell their property, they can’t really sell their property to somebody who wants to do industrial because with policy RL-8 we can’t permit any uses on that property. So, the department is recommending that we delete this policy, RL-8. We can discuss an additional policy, perhaps. But with the deletion of the policy we would still have the LMIRD policies and also the rural commercial and rural industrial zones where people would be able to use their properties.

Discussion is held about the impact of deleting RL-8.

Foritano gives example of Hansville encountering this issue.

The commission reviews the Residential Uses on the use table by line item.

The commission reviews the Residential Uses.

Discussion is held about mixed uses designation.
No changes recommended.

The commission reviews the Commercial/Business Uses

Knutson reviews footnote 12 and states that it applies to all of the uses and addresses setbacks and access.

Gustavson asks about item Auto Service Station being brought back into Southworth. He wants to know if that can happen with the current use.

Knutson states that not with this footnote.

Baglio asks why item Engineering and Construction Offices is not allowed at least in the rural commercial zone.

Knutson explains the debate in DCD regarding Engineering and Construction offices zoning. Some offices in the rural area, some feel it should be allowed. Others think that that type of business should only be allowed in the urban area because that is where the growth is. Looking at other jurisdictions it’s about half and half.

Discussion is held about Engineering and Construction Offices.

The Planning Commission recommends Engineering and Construction Offices change from X to an ACUP under RCO only.

Discussion about the difference between a Kennel and a Pet Daycare.

Sommerhauser asks about Lumber and bulky building material sales.

The planning commission recommends Lumber and bulky building material sales change from X to C under RI.

Discussion is held about Personal services – skin care, massage, manicures, hairdresser/barber; decision to remain as is.

Discussion is held about Pet shop – retail and grooming making it consistent with Personal services.

The planning commission recommends Pet shop – retail and grooming change from X to ACUP under RCO.

The commission reviews the Recreational/Cultural Uses

Discussion is held about Museum, galleries, aquarium, historic or cultural exhibits; decision to remain as it.

The commission reviews the Institutional Uses

The commission reviews the Industrial Uses
Discussion is held about Air pilot training schools; decision to remain as is.

Discussion is held about Assembly and packaging operations.

The planning commission recommends changing Assembly and packaging industrial from X to C for both RCO and RI.

Discussion is held about Manufacturing and fabrication; decision is to remain as is.

Discussion is held about Slaughterhouse or animal processing.

The planning commission recommends changing Slaughterhouse or animal processing from X to C in RCO.

Discussion is held about Storage. Gustavson suggests making them all C for both RCO and RII.

Knutson explains why staff chose to X both for all storage at this time.

The planning commission recommends the following changes for Storage in RII:
- Storage, hazardous industrial keep as X
- Storage, indoor industrial change to C
- Storage outdoor industrial change to C
- Storage self-service leave as is as X
- Storage vehicle and equipment leave as X

The planning commission recommends the following changes for Storage in RCO:
- Storage, hazardous commercial keep as X
- Storage, indoor commercial keep as X
- Storage outdoor commercial keep as X
- Storage self-service commercial keep as X
- Storage vehicle and equipment commercial keep as C

Discussion is held about Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities; decision to remain as is.

Discussion is held about Wrecking yards and junk yards.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to change Wrecking yards and junk yards from C to an X in RII.

The vote
- Yes: 3
- No: 4
Motion fails

The commission reviews the Resource Land Uses.
E. For the Good of the Order: Chair Foritano

Discussion is held about the eliminating of Policy RL-8.

Knutson explains the reasons for Policy RL-8 and options for the Planning Commission if they are not comfortable deleting it.

Sommerhauser: If RL-8 stays in existence then the only way for new property to get in is when the Commissioners on the docket open up the docket for Site Specifics.

Knutson: With Policy RL-8 right now the Commissioner cannot even open up Site Specifics to be zoned the two new zones.

Sommerhauser: If we modify RL-8 to say we are grandfathering in and including as part of the grandfathering the ability if you’ve already got some sort of facility, either commercial or industrial, the ability to change back and forth as permitted by the table between the two with the limitations that we put in the table. And to go beyond the 50% on existing property that we are going to grandfather.

Knutson: I think that all the things that you said are given already under regulations; it would be redundant to put that policy in because you already have to go through those. Those measures are already in place.

Discussion is held about how Policy RL-8 came about and how the new zones remove the need for it.

Sommerhauser argues that in the course of the update and the process of deciding what new zones were needed. Deleting RL-8 negates all of the work put into creating it.

11:10:00

A motion is made by Commissioner Foritano and seconded by Commissioner Depee to adjourn the meeting.

Time of adjournment: 11:11:00

EXHIBITS

A. Table 17.381.040(E) Parks, Rural and Resource Zones.

MINUTES approved this _______ day of _______ 2009.

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Lou Foritano, Planning Commission Chair

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Mary Seals, Planning Commission Secretary