College Place Planning Commission (Tuesday, February 18, 2020)
Generated by Carolyn Holm on Tuesday, February 18, 2020

PRESENT:

Commission Members	Ken Louderback, Wrandoll Brenes-Morua, Monte Puymon, Eileen Davis, Dennis Olson, Brian Roth
Staff	Community Development Director, Jon Rickard; Carolyn Holm, Deputy City Clerk Gregg Dohrn; Dohrn & Associates

MEMBERS EXCUSED:
MEMBERS ABSENT:

1. OPENING ITEMS
Procedural: 1.01 Call To Order
The meeting was called to order at 7:02 p.m.

Information, Procedural: 1.02 Roll Call
Information: 1.03 Public Comment

2. CONSENT AGENDA
Action (Consent): 2.01 Approve Agenda for 2/18/20
Action (Consent), Minutes: 2.02 Approve Minutes from 9/17/19

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Commission members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission member.

> **Commissioner Brenes-Morua made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Olson and the motion passed 6-0.**

3. REGULAR AGENDA
Discussion: 3.01 Election of Officers
Commissioner Louderback was nominated to be Chairman.

> **Commissioner Brenes-Morua made a motion to appoint Commissioner Louderback as Chairman. Second by Commissioner Davis and the motion passed 6-0.**

Commissioner Brenes-Morua was nominated to be Vice-Chairman.

> **Commissioner Puymon mad a motion to appoint Commissioner Brenes-Morua as Vice-Chairman. Second by Commissioner Davis and the motion passed 6-0.**

Commissioner Puymon was thanked for his service as Chairman for the Commission.

Discussion: 3.02 Discussion of Potential Comprehensive Plan Amendments.
Mr. Dohrn reviewed the background of the potential Comprehensive Plan amendments in detail. The items are as follows:

1. Are there properties in the College Place Urban Growth Area that cannot reasonably be served by the City or that are otherwise not suitable for urban levels of development that should be considered for removal from the UGA?

2. Are there revisions to the County-wide planning policies that the City would like to propose, particularly with respect to the methodology for allocating projected growth and how the County implements Future Land Use designations?
3. Should the City prepare adopt annexation priorities and criteria for evaluating annexations?
4. What is an appropriate Future Land Use designation for properties in and around Martin Airfield?
5. Should the City establish specific access routes and/or road standards for access to more intensive uses at Martin Airfield?
6. To what extent, should new agricultural uses be permitted in the UGA?

Discussion ensued. Mr. Rickard informed staff will be working on the Cities buildable land analysis and also to ensure we have a suitable Urban Growth Area (UGA).

Discussion: 3.03 Discussion of Potential Amendments to the City's Unified Development Code.
Mr. Rickard informed that every year the City seeks Public comment and advertises for Comprehensive Plan and City Development code updates. He informed they have become aware of some needs for updates for the codes. The questions noted are potential revisions that may be appropriate to consider. Discussion ensued.

1. Should commercial agricultural uses such as industrial hemp production be permitted in residential zones within the City? Should industrial hemp production be permitted at all within the City and if so which zones.
2. Adoption of specific provisions authorizing the execution of Development Agreements to guide the implementation of certain projects.
3. Revisions to the regulations governing accessory dwelling units to clarify the size limitations and the applicability of capital facility charges.
4. Clarification of setback requirements applicable to accessory buildings.
5. Clarification of requirements applicable to the height of fences on corner lots.
6. Clarification of public notice requirements.
7. Clarification of the type of permit(s) required for vacation rentals.
8. Clarification of the setback requirements applicable to front porches.

Discussion ensued.

4. REPORTS-None

5. OTHER BUSINESS-None

6. CLOSING ITEMS

6.01 Adjourn

Commissioner Louderback adjourned the meeting at 8:35 p.m.

Approved:

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Ken Louderback, Chair

Attest:

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Jon Rickard,
Community Development
Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred February 18, 2020. Further detail may be obtained by reviewing the actual audio recording made during this session.