

CITY OF



PORT ANGELES

WASHINGTON, U. S. A.

COMMUNITY & ECONOMIC DEVELOPMENT

AGENDA

PLANNING COMMISSION

321 East Fifth Street

October 24, 2018

6:00 p.m.

- I. CALL TO ORDER**
Pledge of Allegiance led by Chair
- II. ROLL CALL**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF MINUTES**
Regular meeting of October 10, 2018
- V. ACTION ITEMS**
2019 Comprehensive Plan Amendment Draft Review Schedule
- VI. STAFF UPDATES**
- VII. REPORTS OF COMMISSION MEMBERS**
- VIII. ADJOURNMENT**

MINUTES
PLANNING COMMISSION
City Council Chambers
Port Angeles, Washington 98362
October 10, 2018 6:00 p.m.
REGULAR MEETING

PLEDGE OF ALLEGIANCE

Chair Schwab opened the regular meeting at 6:00 p.m.

ROLL CALL

Commissioners Present: Mel Messineo, Pamela Hastings, Duane Morris, Andrew Schwab (Chair), Amy Powell, Benjamin Stanley

Commissioners Absent: Steve Hopkins

City Staff Present: Allyson Brekke (*Director*)
Ben Braudrick (*Assistant Planner*)

Public Present: Len Rasmussen, John Ralston, Don Nivens

COMMUNICATIONS FROM THE PUBLIC

John Ralston, City Resident

He wanted to make sure he was noted as being present for the meeting.

APPROVAL OF MINUTES:

Commissioner Morris made a motion to approve the September 26, 2018 Minutes. Commissioner Powell seconded the motion. All were in approval.

PUBLIC HEARINGS

Legislative Public Hearing for Rezone Application 18-42: Len Rasmussen – Lots 1-3,7-8,and 16-18, Illinois Land and Investment Company and portions of the Street Vacation described in County Record 46-1987

Assistant Planner Ben Braudrick presented the staff report for Rezone Application 18-42.

Commissioners Stanley and Messineo had questions for staff concerning environmental systems on the property and the availability and vacancy of existing high density residential land within city limits.

Chair Schwab invited the applicant, **Len Rasmussen**, to speak to the Commission. **Mr. Rasmussen** provided the Commission with a handout and explained his vision for the subject property and reason for the rezone proposal.

Commissioners Hastings, Morris, Stanley and Messineo asked the applicant questions concerning onsite environmental factors, future project support, project timing, and the potential sale of the property if and when the rezone was approved by the City Council.

Chair Schwab opened the public hearing.

Public Comment:

John Ralston, City resident and property owner

Voiced his support for the rezone as a local property developer

Don Nivens, City property owner

Voiced his support for the rezone as a local property developer

Chair Schwab closed the public hearing.

The Commission engaged in discussing the opportunities and concerns for a potential rezone of 15 acres of land adjacent to Peninsula College but also at the edge of city limits.

Chair Schwab asked for a motion. **Commissioner Hastings made a motion to recommend approval of Application No. 18-42, to amend the City of Port Angeles Zoning Map to the City Council based on staff review, application materials, applicable code criteria, public comment and the findings included throughout the staff analysis and the conclusions included in Section VII of the staff report. Commissioner Powell seconded the motion.** Discussion followed.

Following discussion, **Chair Schwab** asked for a vote. **The motion tied 3-3, with Commissioners Hastings, Schwab and Powell for and Messineo, Morris, and Stanley against.**

DISCUSSION/ACTION ITEMS

2019 Comprehensive Plan Amendment

Director Allyson Brekke introduced the discussion to amend the Comprehensive Plan based on five separate motions made by the City Council at their September 19th meeting.

Chair Schwab opened the discussion by asking the Commission what the order of operations for the amendment should be. After lengthy discussion Commissioners came to the conclusion that the definitions of Goal, Policy, and Objective should be changed to:

Goal – A general expression or broad statement of desired outcome in the City.

Policy – A topic-specific statement providing guidelines for current and future decision making.

Action (Previously Objective) – A more specific subset of goals providing measurable and budgetable strategy.

Following the defining of the terms, the Commission discussed next steps in the amendment process and agreed to look at each Comprehensive Plan element individually for consistency, adherence to term definition, overlap, and redundancy. **Chair Schwab** asked staff to prepare a draft timetable for the October 24th regular meeting.

STAFF UPDATES

Director Brekke updated the Planning Commission on the Housing Needs Assessment process, Housing Task Force, the City's effort to hire the Planning Manager position, and the current budget of the Façade and Sign Grant program, which due to extreme success in 2018 may have used all 2018-19 funding in one year with over \$1,000,000 in economic impact.

REPORTS OF COMMISSION MEMBERS

Commissioner Hastings updated the Commission on the Housing Task Force meeting that she took part in.

ADJOURNMENT

Commissioner Morris made a motion to adjourn, Commissioner Powell seconded.

The meeting adjourned at 9:15 p.m.

Ben Braudrick, Secretary

Andrew Schwab, Chair

PREPARED BY: Ben Braudrick, Secretary



MEMORANDUM

DATE: Friday, October 19, 2018

TO: Planning Commission

FROM: Allyson Brekke, Director, Community and Economic Development Department

RE: 2019 Comprehensive Plan Amendment Draft Review Schedule

Below is a Draft Schedule for review of Comprehensive Plan Elements to kick off the City's 2019 Comprehensive Plan Amendment Cycle:

October 24th- Commission approves review schedule for 2019 Comprehensive Plan Amendment Cycle

By November 1st Open up Amendment Cycle to Public

November 14th - Transportation Element

November 28th - Utilities and Public Services Element

December 12th - Conservation Element

December 26th - CANCELLED

January 9th - Capital Facilities Element

January 23rd - Parks and Recreation Element

February 13th - Economic Development

February 27th - Land Use Element (Commercial and Industrial)

March 13th - Land Use Element (Residential and Open Space)

March 27th - GMA and Housing Elements

By March 31st Comprehensive Plan amendment proposals are due from the Public

April 10th - Present Draft to Planning Commission & consider additional amendments proposals

By April 19th Notice of Intent to Adopt Amendment proposals due to Commerce (60 days prior to adoption)

April 24th - Planning Commission Public Hearing on Amendment (continued to May 8th)

May 8th - Planning Commission Public Hearing on Amendment and Recommendation to Council