

Community Development Department

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CHEHALIS PLANNING COMMISSION AGENDA

Regular meeting of February 8, 2022

6:00 PM - Chehalis City Hall Council Chamber, 350 N Market Boulevard

Position 1	Gladis Mendez	Staff:	Tammy Baraconi, Planning and Building Manager
Position 2	Melissa Cox		Amelia Schwartz, City Planner
Position 3	Jessica Armistead		Laura Fisher, Permit Technician
Position 4	Kyle McKerricher, Vice chair		
Position 5	David Fitzpatrick		
Position 6	Vacant		
Position 7	Vacant		

AGENDA ITEMS:

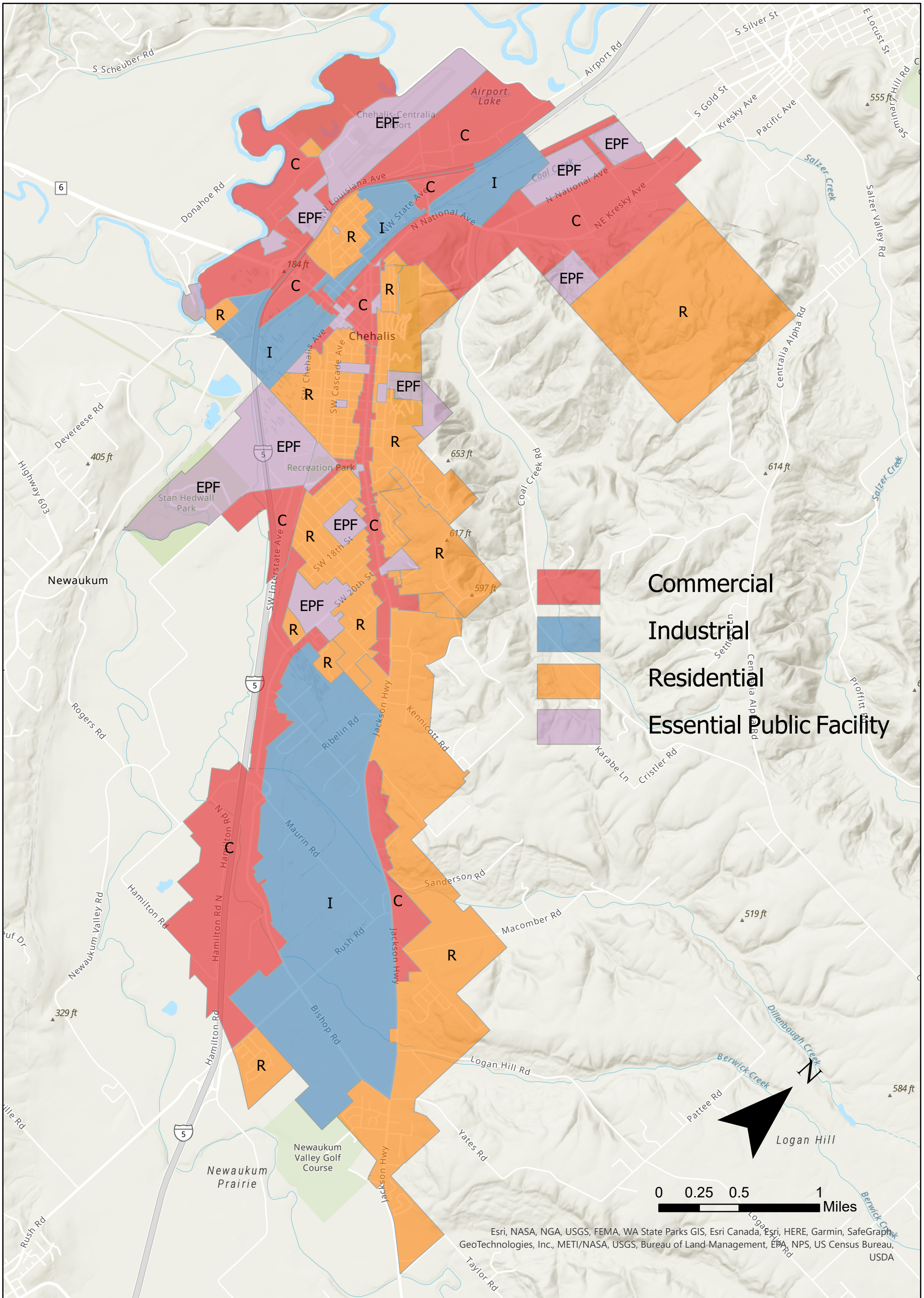
1. Call to Order
2. Roll Call
3. Approval of minutes from January 11.
4. Citizen Business for items not listed elsewhere on the agenda.
5. Commission Business
6. Public Workshop
 - a. Review of land use and zoning map
 - b. UGA annexation
 - c. Draft Land Use element of the Comprehensive Plan.
7. Adjourn Meeting
 - a. Next regular meeting of the second Tuesday of the month is on March 8, 2022.

Join Zoom Meeting

<https://us06web.zoom.us/j/85960113456>

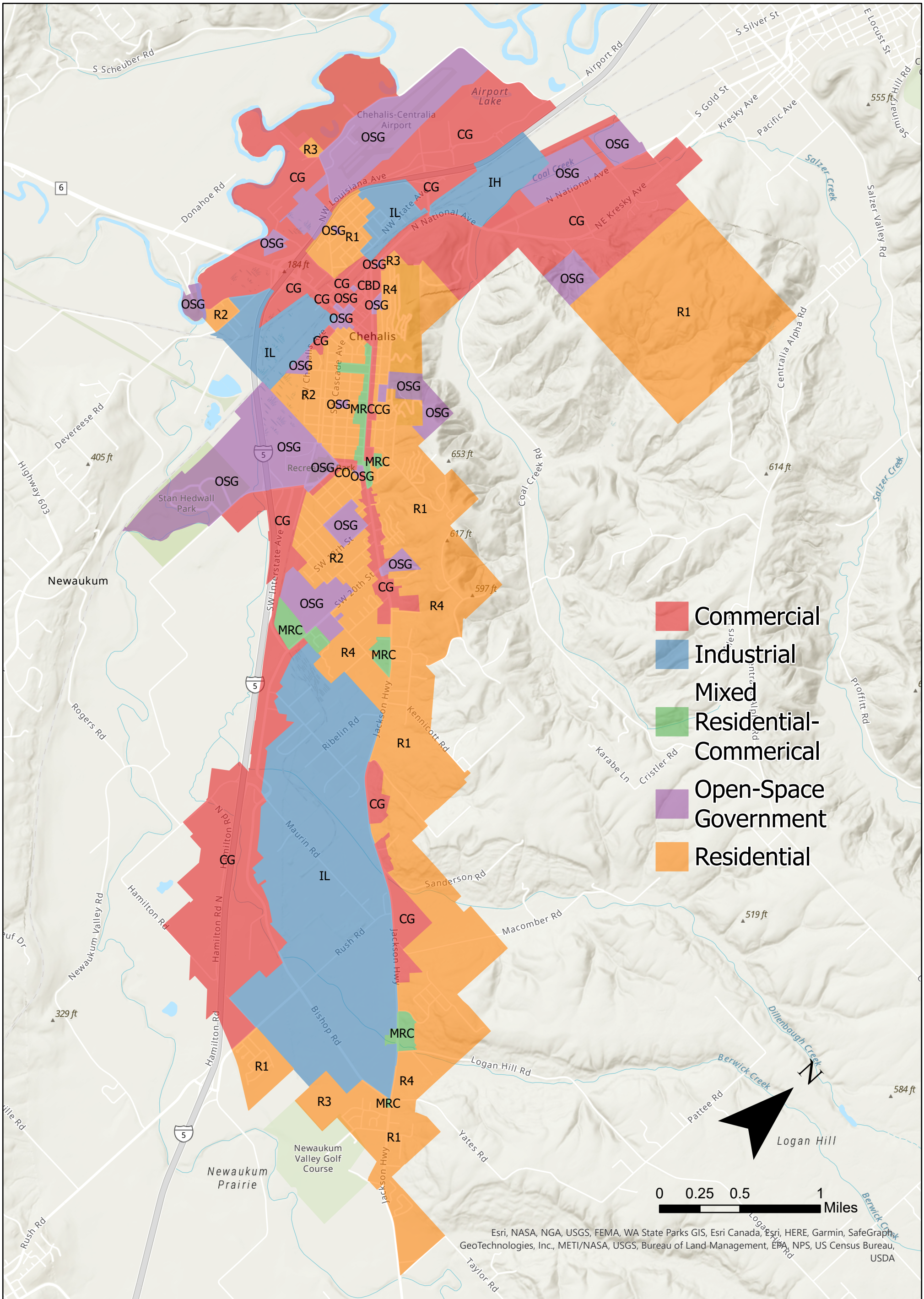
Meeting ID: 859 6011 3456

Find your local number: <https://us06web.zoom.us/j/85960113456>



CITY OF CHEHALIS EXISTING LAND USE CATEGORIES

DATE: 2/8/2022



CITY OF CHEHALIS PROPOSED LAND USE CATEGORIES

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Planning Commission

Meeting Minutes 01/11/2022

Present: Tammy Baraconi, Amelia Schwartz, Laura Fisher, Kyle McKerricher, David Fitzpatrick, Gladis Mendez, Melissa Cox

Kyle McKerricher calls meeting to order at 6:09pm.

Roll call is taken.

David Fitzpatrick motions to approve minutes from December 14th, 2021. Melissa Cox seconds the motion. The motion carried unanimously

Next item is the election of Chair and Vice-Chair. T. Baraconi asks if anyone has any nominations for Chair that we can vote on. Then take nominations for the Vice Chair and vote on that.

K. McKerricher asks if anyone has a nomination, if not can he nominate himself for Chair.

T. Baraconi confirms that absolutely he can. D. Fitzpatrick seconds the nomination.

K. McKerricher asks the other commissioners if all in favor. All are in favor of him taking Chair.

T. Baraconi asks if there is a nomination for Vice Chair.

20 Melissa Cox nominates Dave Fitzpatrick. K. McKerricher seconds that. The motion carried unanimously.

21 No citizen business.

22 T. Baraconi speaks of one item for commission business. Requests that all commissioners review the roster information to confirm the contact
23 information is correct.

24 K. McKerricher notes the next item on the agenda for Public Hearing.

25 T. Baraconi presents the subdivision code in draft form to the commission. It is staff's proposal to change this particular code. At this time our
26 current subdivision code does not contain any language for binding site plans or boundary line adjustments which are two very common items. It also does not
27 have any language for a master plan development, or MPUD, and the language is not clear for the PUD, and is not clear for the
28 subdivision code. Staff is working to make it much clearer. It has been brought to my attention there are some mistakes in the draft that need to be corrected.
29 For page 13, letter A for the record. The acronyms need to be spelled out. Page 11, I. 1. The paragraph needs to be reformatted. Page 14, B. Section 1. There are
30 typos asking for 17 copies. 5 would be sufficient. Also need to change the language that we have 28 days to send out a notice not 2 weeks. Also, several definitions
31 are not in alphabetical order so that needs to be changed as well. I am here to answer any questions you may have on this. The Planning Commission is going to
32 be making a recommendation to the city council tonight to either approve, deny, or chose to table this. until next month to continue the hearing. K. McKerricher
33 asks commissioners present if they have had the opportunity to read over the draft or might have any questions. M. Cox states the corrections and changes should
34 be good.

35 G. Mendez questions the term mylar referenced on page 24.

36 T. Baraconi replies that a mylar is a hard plastic copy. Asks G. Mendez what section that is in.

37 G. Mendez answers it is under the final approval and recording section G. 1.

38 T. Baraconi responds that will be corrected also.

39 M. Cox makes a motion to recommend the subdivision code with corrections to the city council.

40 K. McKerricher seconds the motion. The motion is carried unanimously. K. McKerricher makes motion to close Public Hearing. M. Cox seconds the motion. The
41 motion is carried unanimously. K. McKerricher moves to item # 8 on the agenda Public Workshop.

42 T. Baraconi asks for guidance from the commission in very broad terms regarding residential zoning, commercial zoning, and industrial zoning. What the
43 relationship or ratio is between those three. If we don't have enough residential then we don't have enough people for the commercial jobs that we create and
44 the industrial jobs that we create. If we don't have enough industrial or commercial, no one will have a job here locally. We want to try and balance those three
45 items. Staff is looking at the zoning and land use as it is currently sits, taking into account the requests that have been made to us. I need your guidance. Do you
46 want to see more residential within our community? Do you want to see more industrial? Do you want to see more jobs? Or do you want to see them balanced
47 out?

48 M. Cox asks if those questions are based off of the zoning map provided at the last meeting.

49 T. Baraconi responds to M. Cox that this does have a little bit to do with the old map. It was made in 2007. Now is the time for us to go in and make those major
50 changes that we want to see happen. Right now, the city does not have enough residential land, but also know that trends change. Asks that the commission
51 think this over and see what you think the future holds for the city of Chehalis. Once we have your thoughts, we can interpolate that and put it into the map and
52 hopefully have those ideas for you in the next meeting.

53 M. Cox asks where to access the current zoning map.

54 T. Baraconi replies that the map provided to you tonight is essentially the same map that was created back in 2006.

55 G. Mendez would like to provide the perfect balance. The city has great schools.

56 T. Baraconi has talked with the school district for any projections for maximum population and has not gotten a clear answer at this point. It would be a shame
57 with the brand new schools being built, for us to exceed what they are capable of holding within the next 5 years.

58 M. Cox asks if there is an extended area referencing the urban growth area.

59 T. Baraconi states that the map provided shows the urban growth area. Really that is where we have the greatest potential to make a lot of changes. The port
60 area we won't be doing a lot of changing. It would be the area to the east of Jackson highway.

61 K. McKerricher suggest the commission review the map more closely and go over it at the next meeting.

62 M. Cox states she would like to hear more about the school's numbers as well.

63 T. Baraconi would like to get recommendations from the commissioners.

64 Amelia Schwartz provides the online interactive zoning map for review on the monitors.

65 T. Baraconi states the city limits are clearer on this particular map. The UGA is from about Sturdevant all the way down to Taylor Road. It is a large area that we
66 need to make decisions on. There are commercial uses that are zoned residential, which makes them a nonconforming use. Our code does not permit that to
67 change. You can change it back to residential, but you can't keep it as commercial and vice versa. If it is a commercially zoned property and it was residential you
68 have to continue to use it as commercial. Those types of things we are trying to clear up.

69 A. Schwartz states that this map is available on our city's website under Building and Planning.

70 G. Mendez asks T. Baraconi for clarification on commercial versus residential issues.

71 T. Baraconi responds that if it is a commercial use in a residentially used property it can go to residential, but if it is a residential property and commercially zoned
72 property it has to stay as commercial. Market boulevard is the perfect example. It is zoned as commercial but there is a lot of residential use up and down north
73 and south Market boulevard. When they try to sell their homes, they run into a lot of problems getting a traditional mortgage on it because our code says that if
74 that property is damaged more than 50%, the rebuild has to meet what the zoning requires. If the zoning requires commercial and you were using it as residential,
75 the banks are not willing to loan the money on a conventional loan.

76 M. Cox asks T. Baraconi if these items are things, we can update not only on the map but also in the code to reflect the ideas we are after.

77 T. Baraconi responds to M. Cox that we are working on the comprehensive plan portion of this which is that land use map that was provided in front of you. We
78 are going to update that and update the zoning map at the same time. We have within 6 months after we update the comprehensive plan to bring our zoning
79 code into compliance with what our comprehensive plan says. We have taken care of the subdivision code tonight.

80 M. Cox speaks of a personal experience in 2020 of a property she toured with her agent. It had always been used as commercial, but it had been deemed residential
81 and there was no way to get out of it. It became very complicated as a buyer. I do feel that this issue is very important because I have experienced this firsthand
82 and hope that we can resolve these issues.

83 T. Baraconi states that we do need to resolve it. We have a lot of residents who are very negatively impacted by it. It is part of our job as the planning experts for
84 the city to figure out what direction we want the city to grow in. Unfortunately, sometimes that does mean that we have to make hard decisions like what we
85 would do with nonconforming uses in nonconforming zoning. Maybe we can come up with some leniency in there.

86 G. Mendez speaks to the outskirts of the city such as on Taylor Road. Can we break that up?

87 T. Baraconi responds that Taylor Road is all wetlands. I would not recommend that be broken up into smaller lots. Just because of the legal ramifications every
88 time it is broken up into a lot and the city signs off on that, what we are saying as a city is yes that is a developable lot and if it all wetlands out there it is probably
89 not going to be developable. I encourage you to look at the map for ideas. Should we as the city be looking for more residential or should we be looking for more
90 commercial. Or should we go 33% on each of them and leave it at that.

91 M. Cox brings up G. Mendez's point about the schools. I would love to know those numbers.

92 T. Baraconi responds to M. Cox stating that she does not remember who specifically she spoke with but have asked about a comprehensive plan for the school.
93 We should be adopting it within our comprehensive plan and that it will have population projections in there for the student body. This person was not able to
94 find any information. I believe it was Educational Development Services that did a population projection for the Chehalis school district when the schools were
95 built. It is not a number we have available to us.

96 G. Mendez states we are growing.

97 T. Baraconi agrees with G. Mendez. It would be a shame for us to say, yes all of this area should become residential, and we don't have what we need as far as
98 the schools, parks etc. We have an obligation when we bring residents in have what they need facilities wise.

99 K. McKerricher asks T. Baraconi if there might be similar cities that could be referenced, or a model of some kind to go off of.

100 T. Baraconi responds to K. McKerricher that Centralia tries to keep it around 55% commercial and then broke up the industrial and residential. They chose the
101 higher commercial number because they realized they were going to need more jobs. Do we want to be a bedroom community? I think that it could be argued
102 that we are going in that direction. We still need to be able to provide services for the people that are living here.

103 M. Cox asks T. Baraconi for the definition of a bedroom community.

104 T. Baraconi answers that a bedroom community is a place for people to sleep here at night, but they go somewhere else to work. A large portion of our citizens
105 work in Olympia or Tacoma. They live here and commute north. A small percentage may drive south as well.

106 G. Mendez asks T. Baraconi what she sees in her experience.

107 T. Baraconi replies that the market is high residential. We are starting to see property values level off. Once we see the property values level off, we may see the
108 demand drop off a little bit for residential. Seattle is still building. As long as they are still building, I don't know how we are going to keep up. Especially with
109 Telework now. Being able to work from home, a lot of people are choosing quality of life over location.

110 K. McKerricher asks the commissioners if there are any other questions. No questions asked.

111 K. McKerricher adjourns the meeting at 6:35pm.

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113 Approved by: _____

114 Kyle McKerricher, Chair

115 Recorded by: _____

116 Laura Fisher, Permit Technician

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