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5 **Planning Commission**

6 **Meeting Minutes 02/08/2022**

7
8 Present: Tammy Baraconi, Amelia Schwartz, Laura Fisher, Kyle McKerricher, David Fitzpatrick, Melissa Cox, Jessica
9 Armistead

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11 Kyle McKerricher calls meeting to order at 6:03pm.

12 Roll call is taken.

13 Kyle McKerricher motions to approve the minutes from January 11, 2022. Melissa Cox seconds the motion. The motion
14 carried unanimously.

15 No citizen business items to address.

16 Tammy Baraconi shares with the commission that we do have another applicant going in front of the council for
17 approval for one of the vacancies at the next meeting. That will be on the 14th. Hopefully in March we will have a new
18 commissioner.

19 Next item on the agenda Public Workshop. Tammy Baraconi states we are talking about UGA expansion, and in order to
20 do UGA expansions we have to have our comprehensive plan updated. Because of UGA expansions, annexations, the
21 capital improvement plan, and various other elements within the comprehensive plan being behind, that is the driving
22 force behind updating our comprehensive plan. Specifically, we are looking at the UGA numbers in the land use and
23 housing elements. We want to create a stand-alone historic preservation element. Staff wants to see if we can support
24 annexations in the UGA expansions. The capital improvement plan is a document the city is supposed to be updating
25 annually. That hasn't been done since 2016 so we are a couple years behind on that. Then update the land use map to
26 address the planned growth that we have. A definition has been provided for essential public facilities. The city has
27 been using essential public facilities as a zoning classification. It is not really intended for that purpose. Staff is
28 recommending that we pull that out as a zoning classification and change it to open space government structures which
29 is really the only thing, we've been using the essential public facilities for, government businesses and open space. T.
30 Baraconi provides the commissioners with the current land use map for the city, reminding them that at the last

31 meeting she had talked about percentages and looking at commercial versus residential versus industrial. So, these
32 charts let us know where we are at today as far as the percentages of industrial versus commercial versus residential.
33 This is the proposal that we have. Staff looked at some of our more challenging topics we are dealing with. One being
34 the open space government, the other being non-conforming uses. The city has a lot of property that is zoned
35 commercial that is being used as residential. That makes it very hard for people who are looking to get a home loan.
36 They can't get a home loan for it because if it burns down it has to come back as commercial. We have commercial
37 property that is zoned residential that want to expand their business. We are telling them they can't because they are
38 nonconforming. Staff has also proposed a new zoning classification which is the mixed residential and commercial use.
39 It is meant for little pocket neighborhoods where you would see the Newaukum corner store. There is residential
40 around it but a little grocery store right in the middle of it. Another place staff is proposing it is going to be on the west
41 side of Market boulevard. That area is a really hard mix of residential and commercial that go back and forth.
42 Sometimes they are a business and sometimes they are residential, sometimes they are both. We have people who are
43 using them for both. Right now, it is zoned strictly commercial and that presents a lot of problems for the people who
44 own them. How do they sell it as a residential structure? This will allow us some flexibility.

45 Melissa Cox shares that the salon she works at is in the commercial zone on the east side of Market but the house right
46 next to it, there are people living in it. It is mixed as well.

47 T. Baraconi shares that she had debated personally whether or not we should do both sides of it. There does seem to be
48 a lot more commercial on the east side than there is on the west side. It could go either way. If you would like us to
49 consider both east side and west side, I don't see an issue with it. I would like to provide some kind of flexibility in there
50 because it is a real hardship for homeowners when they are trying to sell their property. The numbers are almost
51 identical with our current zoning map and the proposed as far as percentages. The adjustments in percentages here and
52 there are due to that mixed residential commercial zone. They pretty much stay the same.

53 Kyle McKerricher asks T. Baraconi about the pockets where the mixed residential obviously already favor the businesses
54 that are already operating. Would it make sense to expand that?

55 T. Baraconi doesn't see a problem with expanding that. It is a departure from traditional zoning. Traditional zoning is
56 straight up either business or residential. These little pocket neighborhoods where we have like the Newaukum corner
57 store, we do not want to discourage them from being in business because they do provide a service. They fill a need.

58 Melissa Cox asks if something is zoned a specific way, if its zoned commercial, can it then be used as residential because
59 then it is a lesser use.

60 T. Baraconi replies to M. Cox that our zoning code does not allow for that.

61 M. Cox asks if something is zoned a certain way, is there a clear outline, or way that the property owner can pursue
62 something to apply or shift it or come to the commission to ask to have it rezoned.

63 T. Baraconi informs M. Cox that there is a group of requests included that have asked to have their properties rezoned
64 during this process. It can only happen once a year during our comprehensive plan update because it does require us to
65 update the land use map in order to accommodate a rezone request. We have to be careful. There are some
66 boundaries in place and some pitfalls in place. One of the boundaries being that we cannot create what is called spot
67 zoning, which means we can't change just one parcel. We have to be able to change a group of parcels around it or it
68 has to be adjacent to the zoning that they are looking for. If they are right up against commercial and are residential and
69 want to go commercial, we can reach over. They cannot just be a commercial in a sea of residential or vice versa. The
70 other pitfall we need to be careful of, which is something I have had to address in other jurisdictions, is that someone
71 may come in and ask for it to be rezoned for a specific thing thinking they are going to sell it. If that sale falls through
72 and they realize the consequences which are usually taxes have gone up because of the rezone they might come back in
73 and ask to have it rezoned back to the way, it was. It is not good for us to keep doing that year by year. At some point I
74 will suggest some language in there that states that if you have had your property rezoned at your request, it has to stay
75 that way for at least two years before the city would consider putting it back to the way it was.

76 K. McKerricher asks how taxing is affected with mixed zones.

77 T. Baraconi doesn't think it is a big issue with mixed zones. They look at the highest and best use when they do property
78 tax.

79 M. Cox mentions to T. Baraconi that at the last meeting she had suggested that the commission start to think about
80 what kind of community we want to have. Her personal opinion is that the industrial land should not be expanded upon
81 and also felt that expanding residential was more important because the city already has a lot of industry and
82 commercialism that we need to fill the jobs for.

83 T. Baraconi makes the point that there are a lot of people coming to our community from Olympia or Tacoma because
84 our city offers the lifestyle they are looking for, or because they can afford a house here and cannot afford a house up
85 north. In some respects, we are becoming a bedroom community. T. Baraconi continues with talking about the UGA
86 expansion. The city has two applications for UGA expansion. The Breen property on the west side of I-5 on Hamilton
87 Road almost all the way to Napavine. Part of this property is already in our urban growth area. They want to bring the
88 rest of the property into the urban growth area. There is a large portion that is in a flood plain. State law says that if
89 they bring it in, they will have to extinguish all of their development rights for the floodplain areas. They know this and
90 agree to this. We are willing to move it forward. The second property requesting to be in the UGA expansion is the golf
91 course area owned by Trevor Westlund and Joe Enbody. They want to bring it in so that they can develop residential.
92 They are looking to do mixed residential, some single-family homes, some multi family, duplexes, triplexes, and
93 fourplexes. They also want to bring in small stores like a coffee shop or a local type of store.

94 David Fitzpatrick asks T. Baraconi what the capacity is for water and sewer.

95 T. Baraconi responds to D. Fitzpatrick that we have plenty of capacity for water and sewer. We are in the process of
96 working on a deal with Trans Alta to purchase water rights from them that will provide all the water we need. Sewer
97 District 4 just purchased about 250 more ERU's from us. There is another development going in on Jackson Highway
98 that will use all of that up. So, they will come and purchase more capacity from us. We have the capacity to handle it.
99 Regarding the land use chapter of the comprehensive plan, those are going to be the major changes being made to
100 support annexation and expansion.

101 K. McKerricher clarifies with T. Baraconi that the commission should review the Comprehensive Plan in order to make
102 suggestions in the next meeting.

103 T. Baraconi confirms that yes. The tentative schedule moving forward, next month we are going to talk about the
104 housing element and the capital improvement plan. I hope to get feedback from you on the land use element of which
105 you have been provided tonight, as well as these land use maps. The public hearing process for UGA expansions will
106 start in April. The deadline to get applications to the county by is April. The county doesn't expect us to have our comp
107 plan updated but do want to know that we've at least begun the process. In May we would like to have the comp plan
108 back in front of the Planning Commission for a public hearing. Then we can begin annexation conversations.

109 M. Cox asks the clarifying question about the shifting in zoning being focused within the growth zone. Is that correct?

110 T. Baraconi replies that it is a mix. Some of it is going to be within the city limits and some of it will be in the urban
111 growth area.

112 M. Cox asks if the zoning for the city limits expanding into the growth zone.

113 T. Baraconi explains that we will tackle that at annexation time. We won't tackle moving that city line until probably
114 June or July.

115 M. Cox is concerned about our first responders, our fire and police. Knowing their capacity for response right now for
116 staffing, wants to make sure that will be talked about.

117 T. Baraconi comments that it is an issue we are struggling with trying to figure out how to deal with that. We need to
118 show that we have that capacity. If you have any questions between now and March, something you need clarified
119 please let me know.

120 K. McKerricher motions to adjourn the meeting at 6:23pm. D. Fitzpatrick seconds the motion. None opposed. Meeting
121 adjourned.

122
123 Approved by: 

124 Kyle McKerricher, Chair

125 Recorded by: Laura Fisher

126 Laura Fisher, Permit Technician