



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 28, 2021
VIA ZOOM MEETINGS
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairperson Maier, Vice-Chair Townsend, Commissioners Mealer, Smith, Palmer, and Ridley. Councilman Alvarez, Development Services Director Jensen, Planning Manager Stevens, and Permit Technician Ghbein were also present.

Approval of Agenda:

Chairperson Maier asked for a motion to approve the agenda.

VICE CHAIR TOWNSEND MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE JULY 28, 2021 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the May 26th meeting, the minutes from the June 9th special meeting, and the minutes from the July 14th workshop for approval.

COMMISSIONER RIDLEY MOTIONED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MAY 26, 2021 MEETING, THE MINUTES OF THE JUNE 9, 2021 SPECIAL MEETING, AND THE JULY 14, 2021 WORKSHOP AS WRITTEN. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened the public comment period at 6:03 p.m. Having no one from the public present at the meeting, Chairperson Maier closed the public comment period at 6:04 p.m.

New Business – Pubic Hearing:**1. CA2021-107, Text Amendment to RMC Sections 23.06 and 23.54, Related to Minimum Parking Requirements for Specialized Athletic Facilities**

Chairperson Maier introduced the item and asked Planning Manager Stevens if all notification requirements were met. Mr. Stevens confirmed they were. Chairperson Maier asked Mr. Stevens to give the staff report. Mr. Stevens presented his staff report on the proposed text amendment. He explained that he tried to compare this request to other local jurisdictions' similar regulations. He proposed that the Planning Commission recommend to City Council denial of the proposed amendment to RMC Section 23.06 and RMC Section 23.54.020 (F)(10) as proposed by the applicant, and instead, provide a recommendation of approval for a proposed amendment to RMC 23.54.020 (F)(8) modifying the parking standard therein to be one (1) space per 250 square feet of gross floor area. After presentation of the staff report, Chairperson Maier opened the public hearing at 6:14 p.m. Mike Corbin, Senior Architect at Wave Design Group, representing the applicant, spoke on behalf of their requested text amendment. Chairperson Maier closed the public hearing at 6:17 p.m. and opened the item for questions and discussion. Commissioners asked questions and discussed the merits of the proposal before making a motion. Commissioner Mealer asked for clarification on Mr. Stevens' recommended motion, specifically if he meant RMC Section 23.54.020 (F)(8) rather than RMC Section 23.54.020 (F)(9). Mr. Stevens confirmed that is what he meant.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO RECOMMEND TO COUNCIL THE DENIAL OF THE PROPOSED AMENDMENT TO RMC SECTION 23.06 AND RMC SECTION 23.54.020 (F)(10) AS PROPOSED BY THE APPLICANT, AND INSTEAD, PROVIDE A RECOMMENDATION OF APPROVAL FOR A PROPOSED AMENDMENT TO RMC SECTION 23.54.020 (F)(8) MODIFYING THE PARKING STANDARD THEREIN TO BE ONE (1) SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

Further discussion occurred, and an amended motion was presented.

CHAIRPERSON MAIER MOVED AND COMMISSIONER RIDLEY SECONDED THE MOTION TO AMEND THE MOTION TO CHANGE THE NUMBER FROM 250 TO 350. MOTION TO AMEND PASSED 5-1.

COMMISSIONER RIDLEY MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO AMEND THE ORIGINAL MOTION TO ADD TO THE RECOMMENDATION TO COUNCIL TO DIRECT CITY STAFF TO WORK ON MODIFYING THE PARKING STANDARDS CONTAINED IN RMC SECTION 23.54 TO BETTER IMPEMENT THE COMPREHESIVE PLAN. MOTION FOR AMENDMENT PASSED 6-0

CHAIRPERSON MAIER RESTATED THE MOTION, AS AMENDED, FOR VOTE.

MOTION TO RECOMMEND TO CITY COUNCIL THE DENIAL OF THE PROPOSED AMENDMENT TO RMC SECTION 23.06 AND RMC SECTION 23.54.020 (F)(10) AS PROPOSED BY THE APPLICANT, AND INSTEAD, PROVIDE A RECOMMENDATION FOR APPROVAL OF A PROPOSED AMENDMENT TO RMC SECTION 23.54.020 (F)(8) MODIFYING THE PARKING STANDARD THEREIN TO BE ONE (1) SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA, WITH A FURTHER RECOMMENDATION TO COUNCIL TO DIRECT STAFF TO WORK ON MODIFYING THE PARKING STANDARDS CONTAINED WITHIN RMC SECTION 23.54 TO BETTER IMPLEMENT THE COMPREHENSIVE PLAN. MOTION PASSED 5-0. (COUNCILMEMBER MEALER NOT PRESENT FOR VOTE)

Communications:

Councilman Alvarez stated that he appreciated Mr. Stevens' professional experience and the Commissioners questions.

Chairperson Maier will be out of the country for two weeks due to a family emergency.

Adjournment:

Chairperson Maier adjourned the meeting at 7:11 p.m.

PREPARED BY: Briana Ghbein
Briana Ghbein, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Francesca Maier
Francesca Maier, Chairperson