Planning Commission Minutes

August 1, 2019

City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:31 p.m. by Chair Caudle.

MEMBERS PRESENT
David Caudle, Chele Dimmett, Jennifer Gilbert-Smith, Elizabeth Porter, Jonathan Ingram and Murray Williams

MEMBERS ABSENT — None

STAFF PRESENT
Gina Estep, Community Development Director
Ryan Harriman, Planning Manager
Ian Williams, Permit and Planning Technician
Dafne Singer, Planning Technician
Kelly Thompson, Permit Center Manager

APPROVAL OF AGENDA
> Commissioner Ingram moved and Commissioner Williams seconded the motion. The motion carried 6-0.

APPROVAL OF MINUTES
> C1. Commissioner Dimmett moved and Commissioner Williams seconded to approve the corrected July 28, 2019 minutes. The motion carried 6-0.

CITIZEN COMMENTS - None

PUBLIC HEARING
  1. Proposed Code Amendment to CMC 18.50 Vehicle Parking in Residential Zones

Chair Caudle opened the public hearing.

Ms. Singer provided the staff report with Ms. Estep and Mr. Harriman providing additional commentary. The Planning Commission requested clarification on proposed code changes.

Public Comment
Rick Holland, Covington resident – He was in support of the number of cars being allowed and had questions on how the city defined impervious surface.

George Pearson, Covington resident – He is concerned about RV’s exceeding the allowed size and where they are being parked. He has submitted Citizen Action Requests expressing his concern about parking issues and emergency access.

There being no further public comment, Chair Caudle declared the public hearing closed.

The Planning Commission and staff continued a detailed and thoughtful discussion.

- **Commissioner Porter moved and Chair Caudle seconded to recommend the City Council adopt the proposed code amendments to CMC 18.50.110 modifying section 9 to include a reference to the definition of impervious surface and section 10 to read:**

(10) Per single-family dwelling unit, the total number of vehicles parked or stored outside of a permanent fully enclosed building or permanent carport, regardless of zone, shall not exceed six vehicles on lots 12,500 square feet or less and eight vehicles on lots greater than 12,500 square feet, including recreational vehicles, boats and trailers. In no case shall vehicles, recreational vehicles, boats and trailers be parked between the single-family dwelling unit and the street unless located on approved impervious surface. For properties with a legally established accessory dwelling unit an additional vehicle is allowed.

- **Commissioner Porter amended her motion to include a request that the City Council hold a second public hearing. Chair Caudle seconded the amended motion. Motion carries 6-0.**

2. **Proposed Code Amendment to CMC 14.35.010 Pre-Application Conference**

Mr. Williams gave the staff report on the proposed code amendment to allow up to 45 days to schedule the pre-application meeting, and authorize the Community Development Director authority to grant an extension of 180 days.

Chair Caudle opened the public hearing.

There was no public comment.

Chair Caudle closed the public hearing.

The Commission discussed the proposed code amendment.
Commissioner Ingram moved and Commissioner Williams seconded to recommend to the City Council adopt the proposed code amendment to CMC 14.35.010 Preapplication Conference. Motion carried 7-0.

NEW BUSINESS - None

ATTENDANCE VOTE - None

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS
Ms. Estep provided the Planning Commission an updated Community Development and Planning Commission Workplan.

ADJOURN
The August 1, 2019, Planning Commission Meeting adjourned at 8: p.m.

These minutes are intended to reflect the action taken during the Planning Commission meeting. The formal record of the meeting is the audio recording and is available upon request.

Respectfully submitted,

[Signature]

Kelly Thompson, Planning Commission Secretary