



## Planning Commission Meeting Minutes

November 21, 2023

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Chairperson: Todd Culver, Presiding  
Commissioners Present: Jeremy Moritz, Joe Neely, Susan Jackson, Rhonda Giles, Kurt Kayner, and Kent Wullenwaber  
Staff Present: City Administrator/Planner Michele Eldridge, and Finance Officer/Deputy City Recorder Cathy Nelson  
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

**CALL TO ORDER AND ROLL CALL:** Order was called at 7:00pm by Chairperson Todd Culver.

**CONCERNED CITIZEN(S) IN THE AUDIENCE.** Everyone present was there for items on the agenda.

### **WORK SESSION**

**THE MATTER OF CORRECTING THE HARRISBURG DEVELOPMENT CODE IN RELATION TO PAVING IN INDUSTRIAL ZONED SITES, TO DRIVEWAYS IN INDUSTRIAL/COMMERCIAL ZONES, AND TO LANDSCAPING REQUIREMENTS IN INDUSTRIAL ZONES.**

**STAFF REPORT:** Eldridge explained that we are still discussing this issue because it was tabled at the last meeting. The wording of what is being discussed and considered can be found on page 8 of the agenda packet. We are considering three (3) separate items. No. 1 – Paving of property, do we want to go back to the previous code? No. 2 – Paving of driveways, we can meet State TMDL requirements if the code stays the same as currently written. No. 3 – Landscaping requirements, the current code requires more than 30 spaces to have additional landscaping. Commission should consider the balance between higher value of property – vs- economic development. This would not be an issue for larger commercial owners but could become cumbersome for smaller industrial property owners. Regulatory issues coming from the state level are making a hardship on property owners and are currently being challenged by several cities. We can decide to remove subsections a & b on page 14 under section 5. We will handle each condition up for discussion separately including the motions.

No. 1 – Paving of property in the M-1 and M-2 zones.

- Kayner stated that he did not feel that the Planning Commission should be considering if

actions will increase property value. Cluver said that the Commission should make decisions that do not devalue the properties in the city.

- Jackson asked if we had the ability to make retail properties do something different than the rest of properties in the zones being discussed. Kayner said we could and that the current code already reflects this issue.
- Neely asked who reviews the plans. Eldridge replied that she does or a consultant. Neely followed up with if the size of the building triggers the need to have the property paved. Eldridge clarified that it is any area of the property that vehicles are maneuvered on and referred to page 15 section 4. Subsection d.
- Moritz reminded the commission that this is only referring to the M-1 and M-2 zones that touch any residential zone. Giles also added that if we are making a correction that means we are reverting to the previous code and would not require the entire process of an amendment.
- Giles **motioned to approve and recommend to the City Council the correction of HMC 18.80.030 (4) based on finding contained in the November 12 Staff Report. This motion is based on findings contained in the November 12 Staff report, and on findings made during deliberations on the request and was seconded by Kayner. The Planning Commission then voted unanimously to approve and recommend to the City Council the correction of HMC 18.80.030 (4) based on findings contained in the November 12 Staff Report. This motion is based on findings contained in the November 12 Staff report, and on findings made during deliberations on the request.**

No. 2 – Paving of driveways in the M-1 and M-2 zones.

- Eldridge clarified that it is currently written that the first 50 feet of a driveway needs to be paved when adjoining a road. Staff recommends denial of this consideration and keep the code as written to prevent TMDL issues and further requirements of property owners such as installing truck wheel wash stations. This recommendation is based on discussions with the Public Works Director. Eldridge stated that we try to use common sense while reviewing code requirements. She also reminded the Commission that City Council has the final say on if the code recommendations are approved.
- Kayner **motioned to approve the recommendation to City Council to correct HMC 18.70.030(4)(c), based on findings and recommendations contained in the November 12 staff report, and on findings made during deliberations on the request and was seconded by Giles. The Planning Commission then voted with Kayner, Giles and Wullenwaber voting in favor, and Moritz, Culver, Jackson, and Neely voting against. Motion failed 3 in favor and 4 against.**
- Moritz **motioned to deny the recommendation to City Council to correct HMC 18.70.030(4)(c), based on findings and recommendations contained in the November 12 staff report, and on findings made during deliberations on the request and was seconded by Neely. The Planning Commission then voted with Moritz, Culver, Jackson, and Neely voting in favor, and Kayner, Giles and Wullenwaber voting against. Motion passed 4 in favor and 3 against to approve the recommendation to City Council to correct HMC 18.70.030(4)(c), based on findings and recommendations contained in the November 12 staff report, and on findings made during deliberations on the request.**

No. 3 – Parking areas with more than 30 spaces or larger than 5,000 square feet of total parking surface area.

- Eldridge stated that staff was fine with removal of subsection b, subsection a is questionable. These conditions will only apply to site plans and conditional use permits.
- Moritz **motioned to approve and amend the recommendation to the City Council by removing the first sentence of Section A and all of Section B in the correction of HMC 18.75.030 (5)(b) based on finding contained in the November 12 Staff Report. This motion is based on findings contained in the November 12 Staff report, and on findings made during deliberations on the request and was seconded by Kayner. The Planning**

November 21, 2023

**Commission then voted unanimously to approve and amend the recommendation to the City Council by removing the first sentence of Section A and all of Section B in the correction of HMC 18.75.030 (5)(b) based on finding contained in the November 12 Staff Report. This motion is based on findings contained in the November 12 Staff report, and on findings made during deliberations on the request.**

**OTHERS**

- The next City Council Meeting where this will probably be discussed will be held on Thursday, December 14, 2023 at 6:30pm in the Municipal Center.

**With no further discussion, the meeting was adjourned at the hour of 8:46 pm.**

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**Chairperson**

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**City Recorder**