



PLANNING COMMISSION

Regular Meeting Minutes
January 8, 2025

Chairman Fialka called the regular meeting to order at 7:01PM. Present were Commissioners Doherty, Hamm, Misner, Caplinger, and Kirkpatrick. Commissioners Saylor, Collins, and Guerrero were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey and Planning Assistant Heather La Beau. Youth Advisor Council member Catherine Doherty was present.

Minutes

After clarifying the definition of a non-remonstrance agreement, Commissioner Hamm moved, and Commissioner Misner seconded to approve the minutes of the December 11, 2024, regular meeting as written. Motion passed.

Work Session- Recent Legislation and Required Code Updates

The work session is to discuss and provide feedback to staff on proposed code amendments to align the city code with the legislative changes in the past several years in addition to several housekeeping items. The attached graphic depicting various types of middle-housing was provided to the commissioners. Planning Director Spencer stated that staff has been operating in compliance with the new rule changes and the commission may decide to wait on doing any code amendments until the next legislative session is over so any additional changes may be incorporated into the update.

Commissioners raised concern with possible liability associated with amending the code now and reverting back to previous standards in future updates as this may increase Measure 47 claims by property owners.

Additional topics discussed included:

- Single Room Occupancy definition, purpose & parking
 - collectively determined
- Alterations to non-conforming uses
- Emergency Shelter siting
- Setbacks for residential structures in commercial zones
- Housing Land Use Adjustments

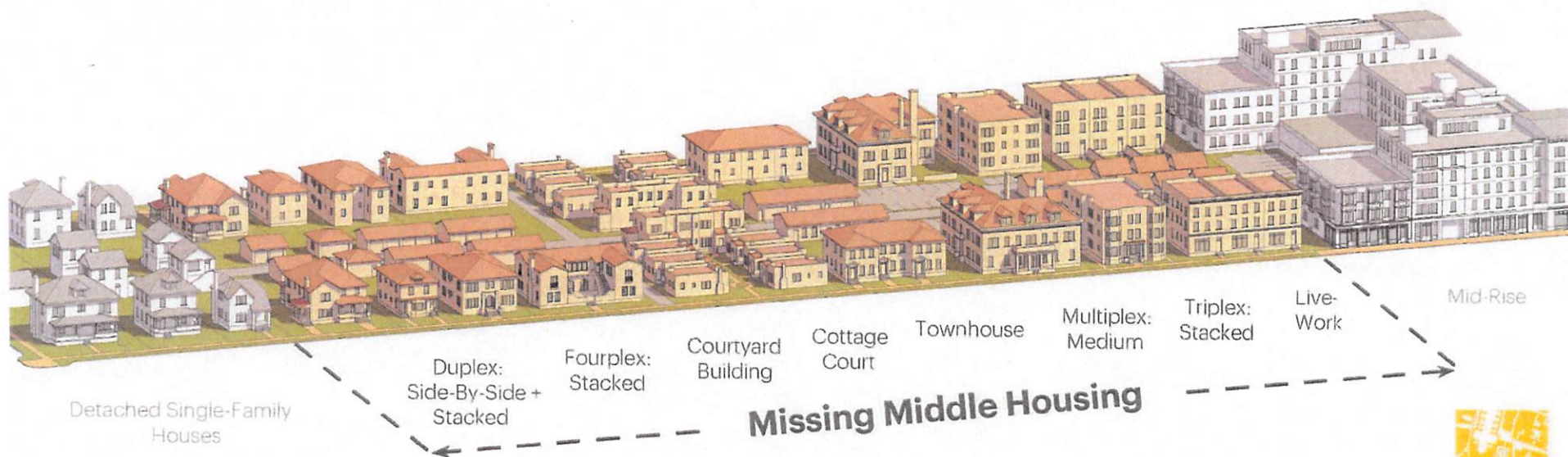
Citing factors such as upcoming Periodic Review in 2028, code changes due to the city's population increase, and continual amendments being added at the state level, the planning commission recommended not proceeding with any code amendments at this time. Staff will develop a handbook that includes the current legislative updates and will continue to operate within the new rules. It was suggested that the city code section on the website include a note that state rule may supersede local ordinances.

Planner Comments and Unscheduled Communication

None given.

Adjournment

Chairman Fialka adjourned the meeting at 8:47PM.



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