



PLANNING COMMISSION MEETING MINUTES WEDNESDAY, AUGUST 14th, 2019

Planning Commission Members Present: Phil Folyer, Jesse Fox, Joshua McKee, Richard Siler, Jamie Baird, Charles Matthews

Adjunct Member(s) Present: Paul Brown

Absent: Tom Sahlberg, Joe Mann

Staff Present: Lisa Key, Kelsey Wright

Call to Order: Meeting was called to order at 4:02 PM.

Roll Call: A quorum of members was present. Commissioner Baird made a motion to excuse Commissioners Sahlberg & Mann. Commissioner McKee seconded the motion. It was approved unanimously.

Review of Agenda & Approval of Minutes:

Commissioner Matthews moved that the July 10th minutes be approved, seconded by Commissioner Baird. Minutes were approved with all ayes.

Public Hearing: 2019 Comprehensive Plan & Code Amendments

Commissioner Folyer opened the hearing at 4:05 PM.

CPA2019-0001 – Lot Coverage in the R-1 Zone – Greenstone Request

Lisa Key presented a brief staff report on the proposed code amendments. She introduced into the record written comments received from Commissioner Sahlberg (Exhibit A). Kevin Schneidmiller spoke on behalf of the applicant, Greenstone Homes. Questions asked and answered.

No other public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is not deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to recommend **not** approving the proposed amendments to the City of Liberty Lake Development Code to increase the maximum allowable lot coverage for detached, single-family homes. The motion was seconded by Commissioner

Siler. A roll call vote followed, concluding in the motion being passed, with a final tally of 5-2. Commissioners Baird and Fox voted nay.

CPA2019-0002 – Comprehensive Plan Maps

Lisa Key presented a brief staff report on the proposed Comprehensive Plan amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Brown moved to recommend approval of the proposed amendments to the City of Liberty 2015-2037 Comprehensive Plan to update Comprehensive Plan Maps to include property annexed by Ordinance No. 256 and to update the Comprehensive Plan Land Use Map to include a land use Designation of “P”. The motion was seconded by Commissioner Baird which carried unanimously.

CPA2019-0003 – Zoning Map Amendment

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Baird moved to recommend approval of the proposed amendments to update the City of Liberty Lake Zoning Map. The motion was seconded by Commissioner Matthews which carried unanimously.

CPA2019-0004 – Flood Damage Prevention Ordinance

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Fox moved to recommend approval of the proposed amendments to the City of Liberty Lake Development Code adopting new Article 10-6F. The motion was seconded by Commissioner Brown, which carried unanimously.

CPA2019-0005 – Correction to Notice Requirements for Type II Administrative Appeal

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Baird moved to recommend approval of the proposed amendments to the City of Liberty Lake Development Code and River District Development Code Regulations regarding appeals of the Hearing Examiner's final decision. The motion was seconded by Commissioner Matthews, which carried unanimously.

CPA2019-0006 – Adult Family Home as Permitted Use in Residential & Commercial Zones

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner McKee moved to recommend approval of the proposed amendments to the City of Liberty Lake Development Code and River District Development Code to allow for adult family homes as a permitted use in all residential and commercial zones. The motion was seconded by Commissioner Matthews, which carried unanimously.

CPA2019-0007 – Electronic Monument Signs on Public Property

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner McKee moved to recommend approval of the proposed amendments to the City of Liberty Development Code and River District Development Code to allow electronically changeable monument signs on all publicly owned properties in the City. The motion was seconded by Commissioner Baird, which carried unanimously.

CPA2019-0008 – Chain Link Fence for Sports Facilities in River District

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Brown moved to recommend approval of the proposed amendments to the City of Liberty Lake River District Development Code to allow chain link fence for sports facilities located on publicly owned or maintained properties. The motion was seconded by Commissioner Matthews, which carried unanimously.

CPA2019-0009 – Additional Extensions for Phased Subdivisions

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to recommend approval of the proposed amendments to the City of Liberty Lake Development Code and River District Development Code to allow for additional extensions for the buildout of phased subdivisions. The motion was seconded by Commissioner Baird, which carried unanimously.

CPA2019-0010 – Community Development Director to Zoning Administrator

Lisa Key presented a brief staff report on the proposed code amendments.

No public testimony was heard, and deliberations ensued.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Baird moved to recommend approval of the proposed amendments to the City of Liberty Lake Development Code and River District Development Regulations to replace all references to “Planning & Community Development Director” with “Zoning Administrator”. The motion was seconded by Commissioner Siler, which carried unanimously.

Commissioner Folyer closed the hearing at 5:52 PM.

Secretary’s Report:

Lisa Key discussed her possible absence for next month’s meeting and notified the Commissioners that Barbara Barker will be presenting 6 month building statistics at next month’s meeting.

Planning Commissioner Reports:

No reports at this time.

City Council Reporter of the Month:

Commissioner Folyer volunteered to report at the next City Council meeting.

Citizens Comments:

No comments made at this time.

Adjournment:

The meeting adjourned at 5:56 p.m.