

PLANNING COMMISSION MEETING

MINUTES

AUGUST 5, 2021

6:30 PM

I. CALL TO ORDER

Rob calls the August 5, 2021, Planning Commission to order at 6:33 PM

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

- i. Bridget motions to approve the agenda. Don seconds. All in favor. Motion carried.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- i. Kristen motions to approve the July 1, 2021 meeting minutes. George seconds. All in favor. Motion carried.

V. DISCUSSION ITEMS

1. Forestry and airport overlays

- i. Amy states there are 3 overlays. Public, airport, and forestry. Amy wants to get together with Jim Hale, Airport Manager to map the airport overlay out. The airport district would need to be extended to reach the clinic for their helicopter pad. Rob asks if any property that touches the airport district should be part of the overlay. Dan believes so. We will have to map this next year for the annual mapping process. We will have to put a definition of airport overlays, among other definitions that will need to be approved. George asks if we need to do anything to allow people to have access to the airport from their properties. Dan states WADot recognizes what is called a "through the fence" access. Amy suggests adding farm stands, and farmers markets. Rob asks if a splash park could be included. Amy is thinking naming it something vague, such as "Water Usage". Amy also would like to keep forestry overlay the same. It's mapped well.

- 2. Dianne mentions there is a BLA and a short plat application from High Mountain Landscaping. We are waiting for the annexation to be approved to move forward. Dan says Carson Tavenner bought a piece of property. It is in the county, and Carson would like to annex it. He's looking at a docket request to shift or expand our UGA. If the private property wants to come in, it would be an application process. We could maybe expand our UGA if DNR wants to take in the surrounding wetlands as recreational use.

- 3. Dan received some literature on zoning and land use for housing he is planning to send out to the commission. The county wants us to identify multi-family residential. We can't spot zone, and none of our land is zoned multi-family residential as of right now. Amy states we could do mixed use, but it will need to be written into the code. This will allow multi-family and single-family residential, along with small commercial businesses. This will satisfy what the county is asking of us. We have to have more than one owner between two or more parcels to pass as not being spot zoning.

4. Rob asks what the process in for signs in town. Dianne states that there is a sign permit. New signs need to go to planning, and replacements only need to be approved from the building permit.

VI. VISITORS

- i. Don Martinson is present.

VII. ADJOURN

Rob adjourns the meeting August 5, 2021 meeting at 7:08 PM

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Robert Requa, Chair

ATTEST:

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Dianne Allen, Clerk/Treasurer