

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
2016 COMPREHENSIVE PLAN UPDATE – Review and Consistency Checks
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair Mack Pearl called the meeting to order at 7:10 PM directly following the Human Services Element Workshop. Commissioners also in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City staff present were Planning Director Gary Christensen, Public Works Director Barry Loveless, Engineering Manager Chris Hammer, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also in attendance.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Charles Schmid, Citizen – Mentioned at a previous meeting that he was a little shocked at the Vision, Goals and Policies for Winslow taken out of the Comprehensive Plan. He felt it was an important thing to have these visions, these goals, these policies in the Plan. The rationale given was that these were taken out and put into the Winslow Master Plan but he felt that was one step down citing the example that the Lynwood Master Plan relied on the Comprehensive Plan and all of sudden crucial elements were being taken out. He wanted to see them reinstated to the Comprehensive Plan itself. Chair Pearl replied that the idea was to not have things stated in multiple places. Mr. Schmid said he understood the reason they wanted to do that but went on to say a master plan did not state all the things contained in the Comprehensive Plan and the Comprehensive Plan was where people looked. He felt it was really wrong to take the important issues out of the Comprehensive Plan and bury them in the Master Plans. Mr. Schmid brought up subdivisions and wondered why there was not anything about them in the Land Use Element. Chair Pearl agreed it might be a little more vague than it needed to be but that subdivisions were covered in the Low Impact Development program.

Andy Maron, Citizen – Was available if they had questions about the Utilities Element but couldn't help but be concerned about the lack of clarity in the Transportation Element regarding the question of connecting roads when building occurs. He stated when he looked at the Element, it was not clear citing a section about connectivity that said you should try to connect

roads in order not to have dead ends and in “Neighborhoods” it said to protect the neighborhoods. He mentioned his real life experience of living in a neighborhood where that became an issue and stated there was not an answer to that question in the Comprehensive Plan today. Mr. Maron gave the example of Shepard Way as a public right of way you could walk on but not drive on. He continued by saying that if Shepard Way went through, less traffic would be funneled up Weaver to Wyatt including all the new traffic from the Grow development and the newer development which would add residents from 10 new houses. He reiterated that the Comprehensive Plan today does not answer that question and it should clearly state whether the policy was to disperse or funnel traffic. He asked the Planning Commission to answer that question. Commissioner Macchio responded saying it was a balancing act between what the nearby community wanted and the greater good.

2016 COMPREHENSIVE PLAN UPDATE – Review and Consistency Check

Senior Planner Jennifer Sutton gave an overview of the work to be accomplished and introducing Public Works Director Barry Loveless and Engineering Manager Chris Hammer as resources for any questions the Commissioners might have.

The Commissioners decided to strike the word “feasible” wherever it was used in the Utilities Element. Commissioner Gale felt it was a vast deal better than what the City had before but encouraged the Commission to send the Element to the Drafting Committee for clean-up work. Commissioner Quitslund felt there should be more emphasis given to all forms of composting. Commissioner Macchio agreed that the solid waste section of the Element was thin and there were a lot more visionary policies they could come up with to broaden the section. Commissioner Killion agreed adding there should be an emphasis on education as well. The Drafting Committee was also going to review the Utilities Element Vision Statement written by Commissioner Killion.

Ms. Sutton provided a brief review of the Transportation Element presented in the agenda packet highlighting the new Relationship of the Transportation Element to the Island Wide Transportation Plan section at the end of the Element. Discussion began with establishing the priority of the “High Priority Actions.” Definition of “complete streets” was confirmed as being within a context sensitive design which Commissioner Lewars felt broadened the meaning of “complete streets.” Discussion about access into subdivisions from the quietest road as opposed to the busiest street which seemed backward to some of the Commissioners. Engineering Manager Chris Hammer agreed it did not always work well that way and stated it would be nice if the standards allowed for more flexibility. Questions about lighting were answered and it was stated that the City had changed to LED light bulbs to save energy. Mr. Hammer said that though the bulbs seemed brighter, they were not; they dispersed light better.

There were questions about the order of Actions in the Environmental Element. “Open space” versus “wildlife corridors” and their differences were discussed. Transfer of Development

Rights (TDRs) from farmland was mentioned as a way to preserve certain open space areas. Ms. Sutton pointed out that TDRs were worth triple the value when taken from farmland and perhaps increasing the TDR value of certain critical areas would be a way to encourage preservation of them. Commissioner Lewars felt the word “shall” would be better used only in the High Priority Actions. Planning Director Gary Christensen felt to the extent possible it would be better if the words “should” or “shall” were not used except very sparingly.

City Consultant Joseph Tovar spoke about the recent Comprehensive Plan update presentation to City Council stating they were very appreciative of the work the Planning Commission had completed thus far. Commissioner Gale said she was impressed with the Council’s understanding of the documents that had been presented to them. Discussion of the possibility of re-zoning the Coppertop area occurred with the Commission split on whether that should happen. The Commissioners agreed to work on the zoning for the Day Road Business Industrial area to prevent it from becoming more commercial like the Coppertop development. Commissioner Gale suggested the Day Road area be named “Industrial.” Ms. Sutton stated she felt that the business owners in that area needed to be given notice of the suggested change and the soonest that could happen would be the August 11, 2016 meeting.

A quorum was established for a meeting the following week.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

NEW/OLD BUSINESS

None.

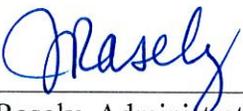
ADJOURN

The meeting was adjourned at 9:01 PM.

Approved by:



J Mack Pearl, Chair



Jane Rasely, Administrative Specialist

