

**PLANNING COMMISSION MEETING  
FEBRUARY 23, 2010  
MINUTES**

1. **CALL TO ORDER: Don Olin, Chairman**, called the meeting to order at 7:01 p.m. Members present were Mike Chambers, Greg Becker, Norm Stenberg, and Kelly Sorensen. Staff members attending were; Susan Driver, Community Development Director; and Carol McLester, Deputy Clerk-Treasurer.

Guests present: Keith Vradenburg; Mayor  
Joy Draper; Council Member

**Don Olin, Chair**, noted that a quorum was present.

2. **READING & APPROVAL OF MINUTES – January 26, 2010**  
**Motion #1: Greg Becker moved and Mike Chambers seconded to Accept the minutes for January 26, 2010 meeting.**  
**ALL YEA, MOTION PASSED**
3. **Discussion of Home Occupation Permits and Highway Commercial zoning area.**  
It was suggested to recommend to City Council a one time application fee of \$70.00 which would be good for two years. After the two years the applicant would have to apply for a yearly business license. It was suggested that if someone already has a business license we will not go back and ask them to apply for a Home Occupation Permit, they will be grandfathered in. We will have proposed parameters for Home Occupation Permits at the next Planning Commission meeting.
4. **Review EMC 14.15 pertaining to update cycle dates and make recommendation for Council changes.**  
Susan Driver tabled until the March Planning Commission meeting.
5. **Review EMC 14.12 pertaining to code enforcement and penalties and make recommendations for Council changes.**  
Susan Driver tabled until the March Planning Commission meeting.
6. **Review EMC 18.50 District Use Chart and make recommendations for Council changes on Community Service Facilities, Private Clubhouses in residential districts, and Adult Family Homes in commercial districts.** Susan Driver asked if we wanted to make a recommendation to Council to add Private Clubhouses in residential district as a permitted use or a conditional use? After further discussion it was decided to not to make a recommendation to Council.

Susan asked the Planning Commission if they wanted to keep looking at Adult Family Homes in commercial districts. After more discussion it was decided to recommend to Council to add Convalescent Homes to C-1 as a cup, and add Adult Family Home to Use Chart.

7. **Review map of proposed UGA extensions, discuss pros and cons, make recommendation to Council for or against.** After much discussion it was decided to recommend to City Council to extend the Urban Growth Area to include the Northwest corner of Saska Hill, and To extend the UGA along the Entiat River Road to Keystone Bridge.
8. **Other items – Susan informs commission on status of Critical Areas project, Shoreline Master Program update, and funding/permitting process of planned projects.**  
**Susan Driver** stated that there was nothing new to report.
9. **Public Comment:**  
**Susan Driver** reminded everyone of the Planning Commission Public Workshop on March 9, 2010, at 7:00 p.m., at the Council Chambers.
10. **Adjourn:**  
**Don Olin, Chairman**, adjourned the meeting at 9:06 p.m.

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**Carol A. McLester, Deputy Clerk-Treasurer**