



## Planning Commission Public Hearing Minutes for March 10, 2021

*This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.*

Commission Chair MacKenzie called the Public Hearing of March 10, 2021 to order at approximately 6:00 p.m.

### **Roll Call**

#### ***Members Present:***

Commissioners Ward MacKenzie, Mike Cortright, Gary Molyneaux, Jeff Graf, Sarah Ruether, Frank Jeretzky & Linda Martin

#### ***Staff Present:***

Don Measamer, Libby Grage, Emily Morgan, Tess Cooper, Darcy Swetnam

### **Minutes**

The minutes from February 10, 2021 were accepted as submitted.

### **Correspondence**

No additional correspondence other than the items currently on the agenda.

### **New Business**

#### ***Planning Commission Review of Land Use Projects and Legislative Actions***

City Attorney, Darcy Swetnam, presented on the legal framework for land use actions, open public meetings, and the authority/role of Mayor appointed Planning Commissioners.

- Commission Chair MacKenzie inquired about an increase in the Planning Commissioners scope of work.
  - Attorney Swetnam relayed that expanding the Planning Commissioners' role could create a conflict of interest. An Ordinance is the proper method moving forward if the planning commission would like to expand their role; said ordinance or expansion of responsibility would need to be approved by City Council.
- Commissioner Graf conveyed that the interest in expansion of power would be more legislative rather than quasi-judicial responsibilities (i.e. Comprehensive Plans, Urban Growth).
- Commissioner Cortright inquired about which party takes the "long view" or long-range planning and who would be a good resource to take an example from.
- Planning Director, Don Measamer, clarified how the planning commission is involved in long range comprehensive plan updates— the scope of work changes as certain codes

requires updating. Director Measamer also recommended a workshop with the Commissioners and Staff to address changing in responsibility.

- Commissioner Ruether reiterated the importance of the transportation element. Commissioner Ruether requested that the Planning Commissioners receive a copy of the Comprehensive Plan.
- Commissioner Martin agreed with the other commissioners regarding the excitement for the potential of more responsibility. Commissioner Martin also inquired as to who is responsible for governing the implementation of the Comprehensive Plan and to hold off on having a meeting with the Planning Committee until the Planning Dept. issues the new work plan.
  - Attorney Swetnam clarified how the Comprehensive Plan regulates and governs land use actions through the application of land use permits/City municipal code.
- Commissioner Molyneaux inquired whether Council was interested in the Planning Commission taking on more responsibility and expanding their role and also wanted to ensure that the resources that may be needed in expanded roles are provided to the Commissioners. Commissioner Molyneaux was interested in what the Council's Planning Committee might be reviewing for the year.
- Commission Chair MacKenzie requested that all concerns or questions be addressed in the public meetings. Chair MacKenzie expressed interest in receiving input from Council on expanding the Planning Commission purview on long range planning issues. Chair MacKenzie suggested a joint meeting with Council and include attendance by at least 3 Planning Commissioners.
  - Attorney Swetnam wanted to provide clarification on recommendations and how to initiate those reviews to Council.

Commission Chair MacKenzie motioned a tabling of the expansion of role/responsibility to a later date; the motion was seconded.

### **Old Business**

#### ***Shoreline Master Program (SMP) Periodic Update Discussion***

Planning Manager, Libby Grage, provided project background/status, reviewed public comments, and the next steps for the update process. The most common public comment topics were: 1) Residential use in Urban Maritime SED; 2) "Canneries" area SED change; 3) Guemes Channel Trail; and 4) Compliance and monitoring.

- Commissioner Molyneaux inquired whether climate change has been accommodated when determining OHWM.
- Commissioner Cortright asked whether a city rezone was/is proposed for the Canneries area.
- Commissioner Jeretzky inquired whether shoreline agencies would allow additional industrial overwater/water dependent uses/structures in the Canneries area.
  - Director Measamer stated it would be unlikely that new industrial uses would be allowed along the subject waterfront.

- Commissioner Graf inquired about clarification as to what the change in SED would ultimately mean.
- Commission Chair MacKenzie asked for additional clarification on the change in SED.
  - Director Measamer provided clarification as to what the change in SED would accomplish.
- Commissioner Cortright asked Planning Manager Grage if prepared reports/assessments/analysis could be provided to the Public to help relay the information and provide City transparency.
  - Director Measamer discussed the current processes in place for providing information to the public as well as how to ensure that project requirements are satisfied.
- Commission Chair MacKenzie asked how the latest version of the SMP would be formatted.

With no further discussion, Commission Chair MacKenzie concluded the meeting at approximately 7:42 p.m.