

APPROVED

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF REGULAR MEETING January 19, 2016

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#### CALL TO ORDER:

Chair Wofford called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

#### ROLL CALL

##### Commissioners Present

Chair Wofford  
Vice Chair Nethery  
Commissioner Goodnow  
Commissioner Nerf  
Commissioner Strube  
Commissioner Tift

##### Staff Present

Andrea Spencer, Director, Department of Community Development  
Garrett Jackson, Planner, Department of Community Development  
Allison Satter, Senior Planner, Department of Community Development

#### *Quorum Certified*

#### APPROVAL OF AGENDA

COMMISSIONER TIFT MOVED TO APPROVE THE AGENDA AS PRESENTED. VICE CHAIR NETHERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

#### APPROVAL OF MINUTES

COMMISSIONER NERF MOVED TO APPROVE THE MINUTES OF NOVEMBER 17, 2015 AS PRESENTED. COMMISSIONER STRUBE SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

#### PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Chair Wofford asked if there were any general comments from citizens. Seeing none, he closed the public portion of the meeting.

Workshop: Zoning Code Amendments Related to the 2016 Comprehensive Plan Periodic Update (BMC 20.02—Project Permits, SMC 20.40—Administration, and SMC 20.46—Special Development)

Ms. Satter presented the Staff Report. She reminded the Commissioners that the Growth Management Act (GMA) requires cities to complete periodic updates of their Comprehensive Plans. As the City's original Comprehensive Plan was adopted in 2004, a major update is required by June 30, 2016. She reviewed that the update process started with district tours with each City Council Member to identify what is and is not working, and a work program was adopted by council in November of 2014. The Commission's focus in 2015 was on updating the Comprehensive Plan based on the work program. In November

of 2015, the Planning Commission recommended unanimous approval of the draft 2016 Comprehensive Plan, which was forwarded to the City Council.

**Ms. Satter** explained that the Comprehensive Plan is the vision for how Bremerton should grow over the next 20 years. The draft 2016 Comprehensive Plan addresses existing conditions and evaluates growth potential. Its main push is to plan for Bremerton to be a Metropolitan City in Kitsap County, as identified by the Puget Sound Regional Council (PSRC), which is a multi-county organization (King, Snohomish, Pierce, and Kitsap Counties). The City also wants to maintain the fundamental principles of a live, work, and play environment for citizens and visitors. In addition, the Comprehensive Plan must be consistent with the GMA, the PSRC's Vision 2040 and Transportation 2040 Plans, and Kitsap Countywide Planning Policies. She advised that the 2004 Comprehensive Plan provided a great foundation for the update, but there were opportunities to improve. For example, the document was reformatted and streamlined to make it easier to utilize.

**Ms. Satter** reminded the Commission that Puget Sound is expected to grow by up to 1.7 million people by 2040, totaling more than 5 million people in the next 25 years. She reviewed that the growth was allocated by the Washington State Office of Financial Management and is supported by the Multicounty Planning Policies (PSRC) and Kitsap County Planning Policies. It is anticipated that Kitsap County will get 80,000 additional people, with 62,000 of them being located within the cities and urban growth areas. Bremerton will likely get an additional 14,000 people. She provided a graph to show how Bremerton's Growth will be allocated, noting that the City is planning for 19,000 new jobs and 14,000 new residents in the next 20 years.

**Ms. Satter** reviewed that the "Centers" approach has been an important part of the Comprehensive Plan from its initial adoption in 2004. The intent is to encourage development in areas where existing infrastructure is already available. In addition to the Downtown Regional Center, the City has three District Centers (Wheaton/Riddell, Wheaton/Sheridan and Charleston), the Eastside Employment Center, the Puget Sound Industrial Center, and the Manette Neighborhood Center. The intent of the "Centers" approach is to push high density within the centers, with commercial development along the corridors (Kitsap and Wheaton Way) and all other areas remaining residential in nature.

**Ms. Satter** commented that the update process included an outreach program that offered a number of opportunities for public participation. Throughout 2015, the Planning Commission conducted 9 workshops, 2 open houses, and 2 public hearings. Information has been provided on the public television station, and two city-wide mass mailings were done. In addition, all information related to the update has been available at [www.Bremerton2030.com](http://www.Bremerton2030.com).

**Ms. Satter** reviewed the layout of the draft Comprehensive Plan, which is divided into six elements (Land Use, Housing, Economic Development, Transportation, City Services, and Environmental). An introduction section was provided, as well as technical appendices at the end. She noted that the draft Comprehensive Plan will be presented to the City Council for review and approval by June.

**Ms. Satter** explained that the zoning regulations are found in Title 20 of the Bremerton Municipal Code (BMC). The zoning regulations are the way governments control the physical development of land and the kinds of uses to which each individual property may be put. The City's Development Code is derived from, and must be consistent with, the goals and policies set forth in the Comprehensive Plan. The Commission's focus over the next several months will be updating the zoning code to ensure that the regulations are actually good for the City and compliant with the goals, policies and growth strategies identified in the Comprehensive Plan update.

**Ms. Satter** noted that the City's current zoning regulations (BMC 20—Land Use) were adopted in 2005 and will serve as a good starting point. Staff's initial research indicates that 33 of the 37 chapters in Title 20 need to be updated. Some of the amendments will be minor, but others will be more impactful. In addition to the amendments required to be consistent with the updated Comprehensive Plan, staff also anticipates amendments to implement low-impact development as required by the Department of Ecology (DOE) and amendments to the State Environmental Policy Act chapter to address inconsistencies with current state law. Staff will also present minor "bullpen items."

**Ms. Satter** announced that the Commission will conduct three workshops to discuss the proposed amendments. The January workshop will focus on basic permitting, the February workshop on the environment, and the March workshop on land use

designations. The Commission is tentatively scheduled to conduct a public hearing on the draft amendments in April of 2016.

**Ms. Satter** reviewed that in 2015, staff reviewed about 900 building and land use permits, which is a significant increase over recent years. Approved permit values in 2015 were \$81.7 million compared to \$76.7 million in 2005 and just \$36.7 million in 2014. It is exciting to see the transition that is happening to Bremerton.

**Ms. Satter** reviewed the proposed amendments as outlined in Attachment 1 of the Staff Report.

- **BMC 20.02 (Project Permits).** **Ms. Satter** explained that the City currently has four types of permits. Type I is an administrative permit that can usually be issued within four weeks. Type II is an administrative decision with public notice, usually with some environmental review aspect included. Type II permits require a two-week noticing period, and the process takes four to six weeks to complete. Type III is a Hearing Examiner decision with notice. This process requires the City to present how a project does or does not comply with the code, and applicants must present their applications to the Hearing Examiner. Type IV is a City Council decision with a notice, but it is not used often. **Ms. Satter** advised that the only change staff is proposing in BMC 20.02 is to remove development agreements. She emphasized that development agreements are not currently utilized by the City and they are not supported by the Comprehensive Plan.
- **BMC 20.40 (Administration).** **Ms. Satter** explained that this chapter identifies the administration's duties. It identifies the intent and purpose of the zoning code and talks about what happens when zoning and code interpretation conflicts occur. The chapter defines the terms "shall," which is mandatory, and "may," which is discretionary. It also includes provisions for enforcement. The Administration Chapter is important for setting the ground work of how staff will work through the zoning code when reviewing applications. The proposed amendments will update the Comprehensive Plan designations within the chart showing implementing zoning, and some designations will be consolidated, renamed or removed. The Commission will talk more about the land use designations at their March workshop.
- **BMC 20.46 (Special Development).** **Ms. Satter** advised that the policies and provisions in this chapter generally apply citywide and Comprehensive Plan Policy ED5(A), which calls for evaluating and working towards efficiency and effectiveness of all permit processes to ensure requirements and timelines are predictable, should be considered when reviewing the chapter. **Ms. Satter** said no changes are being proposed relative to accessory dwelling units, placement of manufactured homes, placement of dish antennas, outdoor storage areas, adult entertainment business criteria, and placement of public utility facilities. However, staff is proposing amendments to the following chapters:
  - **BMC 20.46.020 (Fences and Walls).** **Ms. Satter** explained that, typically, fences do not require a permit. However, they are still regulated. Staff is not proposing to reinstate a permit requirement for residential properties, but they are requesting a revision that would allow for barbed wired on fences and walls for public facilities. Currently, the barbed-wire fencing is only allowed in industrial zones. While the City encourages people to use other materials, there are some situations where barbed wire is needed for security. She referenced the Cascade Natural Gas site, which is located in a commercial zone where barbed wire is not allowed. People are currently jumping over the fences and pilfering materials from the lot. They have asked for permission to have barbed-wire fencing around the facility, and staff believes it is a reasonable request.
  - **BMC 20.46.030 (Home Occupations).** **Ms. Satter** explained that the provisions and requirements in this section are intended to promote the idea that home occupations should remain residential in appearance and character. Signage is limited to 2 square feet, and only one patron at a time is allowed. Automotive repair and other businesses that are likely to cause noise are prohibited. The City has the ability to remove a home occupation, after a hearing before the Hearing Examiner, if it receives neighborhood complaints. Staff is proposing to remove Item J, which requires a Conditional Use Permit (CUP) for barbershops or businesses that sell products not produced on premise. Staff feels the provision is onerous and requires an unnecessary and costly process. Further, staff is proposing that Item J be replaced with a provision for taxis. Because there are no code provisions relative to taxis, it has been difficult for staff to address the numerous complaints. She shared examples of how some property owners are parking several taxis at a residential property and neighbors

are complaining when the taxis move in and out in the middle of the night. To address neighborhood impacts, staff is recommending a revision to allow one taxi per home occupation.

- **BMC 20.46.050 (Recreational Vehicle).** Ms. Satter said staff is proposing to remove a provision that prohibits recreational vehicles from being parked in front yards for more than 30 days. The provision is difficult to regulate. She emphasized that recreational vehicles must still be parked on legal driveways/paved areas, and permanently living in a recreational vehicle would be prohibited.
- **BMC 20.46.070 (Adaptive Reuse).** Ms. Satter said the current zoning code only allows for the adaptive reuse of semi-public and public buildings. Staff believes the provision is very restrictive, and only two adaptive reuse permits have been approved by the City in the past nine years. Staff is proposing to make the provision more general to allow for the adaptive reuse of any legally-established commercial building in a residential zone, and Comprehensive Plan policies support the proposed change. Policy LU2(C) calls for supporting adaptive reuse of existing buildings with uses that are compatible with the surrounding neighborhoods. Policy ED1(A) calls for attracting new employment opportunities throughout the City by utilizing incentives for redevelopment of underutilized sites, such as encouraging adaptive reuse of existing commercial buildings. She provided examples of buildings that have been vacant for a number of years, noting that that the current code only allows them to be redeveloped as single-family residential, a daycare, a cemetery, etc. Staff is proposing that hotel lodging, retail and restaurant uses also be allowed if compatible with the neighborhood. She acknowledged that there is minimal parking available on some of the sites. Staff is proposing that the Director have the ability to recognize when no parking is available, but approve a project if the applicant can prove there would be no increase in parking demand.

Ms. Satter said staff is proposing that adaptive reuse would be a Type II Permit, which would be an administrative review with a public notice requirement. If there is significant opposition to an application, the City could always elevate the permit to a Type III Permit, which would be a Hearing Examiner Decision.

- **BMC 20.46.080 (Mineral Resource Overlay).** Ms. Satter said the draft Comprehensive Plan update includes a newly created “Mineral Resource Overlay” zone. She provided a map to illustrate the location of the overlay areas. Staff is proposing amendments that will recognize the placement of Mineral Resource Overlays within the low-density areas of West Bremerton. Mining companies are required to prepare reclamation plans, which identify what the topography of the land will be when mining is done. Reclamation plans can identify the sites that will be prime for redevelopment at some point in the future.

Ms. Satter briefly summarized the Comprehensive Plan policies pertaining to Mineral Resource Overlays. She said staff is proposing to replace all of language in BMC 20.46.080. However, she noted that overlay zones will remain as Type III decisions. Proper noticing will be required, as will environmental review, and the final decision would be made by the Hearing Examiner. Ms. Satter explained that the amendments scale back the current provisions in BMC 20.46.080 because many of the requirements will be supported by other agencies. For example, GMA (RCW 36.70A) says that mining operations should be supported. The Surface Mining Act (RCW 78.44) also supports surface mining and includes a number of provisions that must be met, and the Department of Natural Resources (DNR) has a permitting process for mineral extraction. She emphasized that while the City is not allowed to require a reclamation plan, it is a DNR requirement. Air and water are regulated by other agencies for mining activities, but the activities must still comply with the City’s Critical Areas Ordinance (CAO). Ms. Satter summarized that the legislature recognizes that the extraction of minerals by surface mining is an essential activity, making an important contribution to the economic well-being of the state and nation. However, they also recognize it is not possible to extract minerals without producing some environmental impacts. The Mineral Resource Overlay is an overlay of the residential designated lands.

Ms. Satter said staff is proposing to amend BMC 20.46.080 to only allow mineral resource when permitted. While the City cannot request a reclamation plan, it can encourage what should be within the plan that is submitted to the DNR. The amendment would also require compliance with noise levels, which are slightly elevated for this industrial use. The hours of operation would be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m., but exceptions may be granted if there is a public need. The amendment also includes a special

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provision of notice for future development, which is a State requirement, as well as the implementation of Best Management Practices (BMPs).

- **BMC 20.46.140 (Wireless Communication Facilities).** Mr. Jackson referred to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, which granted more broad powers to wireless companies. The change in BMC 20.46.140 is intended to bring the City's code into compliance. He explained that wireless communication facilities (WCF) can be located on towers or on existing structures. He briefly reviewed how regulations for WCFs have evolved over time and said the primary goal of the City's regulations has been to provide superior service to citizens while protecting the views as seen from residences and the rights-of-way. As wireless communications became a service that everyone needs, it became necessary to account for the different standards of each municipality in the nation. In an effort to have some uniformity in the requirements, the Federal Communications Commission (FCC) mandated that local governments have a set amount of time to approve or deny a permit, and denial has to be based on substantial evidence.

**Mr. Jackson** advised that as consumption exploded over time, the need for WCFs has increased. The Middle Class Tax Relief and Job Creation Act mandates that state and local governments approve "eligible facility requests" for modifying existing wireless towers or base stations if modifications would not substantially change the tower or base station's physical dimensions. While the requirements of the act seem reasonable, as per the definition for "substantial change," it means that the size of existing towers outside of public rights-of-way can be increased by 20 feet or 10% of the existing height, whichever is greater. Further, facilities can protrude from the edge of a tower up to 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater. He further explained that towers in public rights-of-way and all base stations could increase in height by more than 10% or 10 feet, whichever is greater, and protrude from the edge of the structure more than 6 feet. No local approval would be needed for any of these expansions.

**Mr. Jackson** summarized that the Federal Government has trumped local zoning on existing WCFs, allowing existing facilities to be easily enlarged. The question now is where they should be located. He said the goals and policies in the Comprehensive Plan remain unchanged. The intent is to provide quality services to citizens, while at the same time protecting neighborhoods and providing incentives to companies on where to place the antennas. Based on decisions already made by the Federal Government, staff recommends that wireless communication facilities be located based on the following priority:

1. **Locate the antennas on existing wireless sites.** There is language in the act that says the original standards of concealment cannot be breached. If there is a plan from the beginning that requires the facility to be hidden, they must stick with that requirement. However, the language in most situations is not very comprehensive.
2. **Locate the facilities within the rights-of-way.** As a government agency, the City cannot regulate the size or design of existing facilities, but they can as a proprietor. The City has more power to regulate what facilities look like and where they can be located going forward as a property owner than as a regulating agency. The existing power poles and light standards provide good locations for WCFs to locate. Any WCF located in a right-of-way would have already had a franchise agreement approved by the City. Given the work already done as part of the agreement, staff is recommending a simple, Type I Permit for WCFs to locate on existing facilities within the rights-of-way.
3. **Locate the facilities on existing structures.** There have been problems with facilities that are located on existing structures on private property because past agreements did not look far enough ahead into the future to consider potential expansion and because of the broad authority the Federal Government has given carriers. The City believes that future agreements will include more specific language about how to conceal the facilities.
4. **Locate the facilities on new towers.** Locating new towers should be the last resort, and a wireless carrier should be required to show they have considered the first three priority locations before siting a new tower. Staff is proposing that new towers be Type II Permits, which would be administrative, with a notice. Currently, the City requires a Type III Permit for new towers, which means the decision is made by the Hearing Examiner. The Hearing Examiner has requested that new towers no longer be a decision of the Hearing Examiner because he believes that there is little controversy involved with new tower placement.

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**Mr. Jackson** noted that other minor amendments and small corrections were made to BMC 20.46.140 based on comments staff has received from the Planning Commission.

**Ms. Satter** advised that staff is seeking direction from the Planning Commission on the proposed amendments to BMC 20.02, BMC 20.40, and BMC 20.46 as presented by staff. She noted that Public Comments #71 through #76 were provided in the Staff Report. She particularly noted the agency comments from the Suquamish Tribe and the Washington State Department of Transportation. Both are supportive of the Comprehensive Plan, but would like more information. She said staff will continue to coordinate with both agencies throughout the process. She also referred to Public Comment #77 (provided at meeting) from Cherie Rose, who was present to provide oral testimony, as well. She emphasized that all public comments to date can be viewed at [www.Bremerton2035.com](http://www.Bremerton2035.com).

**Ms. Satter** reviewed that the Planning Commission has already forwarded the 2016 Comprehensive Plan Update to the City Council with a recommendation of approval, and the City Council will begin its review of the document on February 3<sup>rd</sup>, which will be a televised meeting. The deadline for final adoption is June 2016.

**Commissioner Nerf** asked how senior housing complexes, recycling collection stations and outdoor land uses will be addressed in the amended development code. **Ms. Satter** said the intent is to consolidate the chapters. Currently, senior housing complexes are allowed in any zoning designation, including commercial zones, and staff is proposing putting this information into the zoning district chapters. Senior housing complexes will be added to the residential designations, and staff is considering whether they should also be allowed in the employment center and other designations. Recycling collection stations are addressed in other sections of the code, and are required to be screened and located on paved surfaces.

**Commissioner Nerf** noted that the stated intent of a Mineral Resource Overlay (BMC 20.46.080) is to “protect and enhance significant sand, gravel and rock deposits as identified mineral resource lands.” He suggested that perhaps a word is missing after “enhance” because the City cannot enhance a gravel deposit by creating a law. Only a stream can do that. He also referred to BMC 20.46.080(a)(2), and asked for more information about what is meant by the phrase “all uses not listed above.” Lastly, he referred to BMC 20.46.080(b)(2)(i), and suggested that the phrase “District of Sound Source” should be clarified.

**Commissioner Tift** referred to the proposed changes in BMC 20.46.020 and noted that there are commercial vendors in Bremerton that have chain link fences with barbed wire on the top. However, the materials are not just limited to barbed wire. There is also concertina wire, razor wire, etc. He asked if these other wires would also be considered a type of “barbed wire.” **Ms. Satter** answered that concertina wire is prohibited in the City of Bremerton, so the material would be limited to “barbed wire” or “similar security devices.”

**Chair Wofford** invited members of the public to comment on the proposed amendments presented by staff.

**Ryan Sandstrom, President and Manager of the Alpine Evergreen Company**, said he owns land located in the Puget Sound Industrial Center. He referred to the proposed change to BMC 20.02.160, which would eliminate development agreements as an option for developers. While he understands staff’s concern about receiving arbitrary requests for deviations, it should be recognized that the Puget Sound Industrial Center is an environment where there is vast land and very little infrastructure. His company has struggled with how to make development in the area feasible, and a phased approach will be needed. At this time, there are no options for sewer other than on-site septic or pumping to the Port of Bremerton’s facility. However, no industrial grade effluence is permitted in the Port’s system. **Mr. Sandstrom** cautioned that when adding infrastructure, such as a water line, developers must cross over a large territory. He suggested that development agreements could be another tool for addressing these unique issues. He noted that there has not been a lot of development in the industrial area since 2004.

Regarding the proposed amendments to the Mineral Resource Overlay provisions, **Mr. Sandstrom** commented that he owns property in the Puget Sound Industrial Center that was painted as a mineral resource area in the original Kitsap County Comprehensive Plan. It was later annexed into the City of Bremerton. The property is adjacent to Stan Palmer’s gravel pit, which has since been exhausted. The mineral resource disappeared as it moved closer to his property, and he has since done some test excavation and have found dirty mineral below depths that are economically unviable to reach. He asked that the

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City not make it more onerous on a property owner to do a large geologic study to prove that the mineral resource does not exist.

**Cherie Rose, Bremerton**, noted that she submitted a letter identified in the record as Public Comment #77. She respectfully requested that the Commission consider allowing a multi-level parking facility to be located at 541 Bruenn Avenue on the old bowling alley property. She noted that there is a bus transfer center in this location, which could be coordinated with the parking structure. She said she supports the draft Comprehensive Plan Update, including the goals to attract residents for current and developing condominiums and apartments downtown. The parking proposal would assist in these endeavors by diverting thousands of vehicles that overload the main ground entries into the City and the Puget Sound Naval Station/Intermediate Maintenance Facility (PSNS/IMF). Having been associated with the Navy since 1969, she said she empathizes with personnel and workers who now live in areas stretched from Gig Harbor to the Hood Canal. Many of them will not move downtown, and others cannot afford to own or only expect to be stationed in Bremerton for about two years. This brings her to a coordinated approach to developing 541 Bruenn Avenue, which may require adapting current codes. She said she believes that topping the facility with privatized military housing apartments is a well-considered concept that would draw into Bremerton those who would like to live closer. It would also alleviate the traffic congestion. She asked the Commission to consider her comments and move forward together with a dream for a bigger, better and more convenient Bremerton.

**Mark Mauren, Ueland Tree Farm**, complimented staff on the job they did putting together the Mineral Resource Overlay provisions. They are sound, doable and practical, which doesn't always happen in government these days. He voiced concern about the proposed amendment that would eliminate the development agreement option. He noted that mining does not happen in a year or two; it's something that will take five to ten years or longer, depending on the size of the deposit. He said Ueland Tree Farm entered into a 35-year development agreement with Kitsap County that included the precaution that changes could occur to the agreement based on changes in regulations. However, it gave some certainty over a period of time that they would be able to continue to develop the mine as proposed over the 35-year time frame. If development agreements are eliminated, the City must find some other way to acknowledge in the code that, at least for mining, construction is more than a two-year process.

**Director Spencer** explained that the City has a history of development agreements being used as a type of "spot rezoning." The agreements done prior to 2004 include numerous provisions to change zoning and comprehensive plan policies. Development agreements were more than just about project phasing, and that is why staff does not support them. However, she understands the need for phasing of development, and she suggested staff work with the City Attorney's office to bolster the current language to address the need for project phasing without allowing agreements to be used as a type of "spot zoning" that allows development that was never intended in the Comprehensive Plan.

**Director Spencer** clarified that Mr. Sandstrom's property is located in the Puget Sound Industrial Center, which has an "Industrial" designation. Mineral resource is an allowed use in the "Industrial" designation so the Mineral Resource Overlay would not apply.

**Commissioner Tift** referred to BMC 20.46.030, which limits home-based businesses to one patron at a time. He asked how the provision would apply to a childcare facility. **Ms. Satter** answered that daycare is actually an allowed use in the residential zone, so the home occupation provisions would not be applicable.

**Commissioner Tift** referred to the proposed amendments in BMC 20.46.140 relative to Wireless Communication Facilities (WCFs). He asked if a tower could be rebuilt to become more stout so it can handle more equipment. **Mr. Jackson** answered that if the City received a permit of this type, he would consult with the City's legal department to understand the options. However, he believes a provider could replace an existing tower with a new, stouter tower. Because WCFs are so site specific and situational, it is difficult for staff to comment early on what the City's position will be. It is likely this issue will need to be addressed in the courts.

**Vice Chair Nethery** asked if staff will clarify the proposed amendments related to development agreements before the Commission is asked to take action. **Director Spencer** answered affirmatively. She explained that tonight's workshop is intended to be a discussion amongst the Commission and an opportunity to solicit public testimony. Changes will be made along the way, and a final version will be presented to the Commission in April for a public hearing.

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Commissioner Tift asked if block grants or other types of funding are available to help the District Centers develop. Director Spencer answered that the City has a targeted strategy for spending block grant funds only in the downtown at this time. It is likely a new target area will be designated after the first five-year period, and one of the District Centers could very well be selected. She said that, within the next several months, staff will work with the City Council to expand the multi-family tax exemption to the other centers. Right now, this exemption only applies to a small area in the downtown.

Chair Wofford said he does not support the proposed amendment to BMC 20.46.050, which would remove the provision that restricts recreational vehicle parking in the front yard to no more than 30 days. He understands that many people cannot afford to park the vehicles elsewhere, but many neighbors do not like them to be in the front yard for extended periods of time. While the provision may not be highly enforceable, he would support it as currently written.

## **BUSINESS MEETING**

### **Chair Report**

Chair Wofford thanked the Commissioners for their volunteer service. He also thanked the citizens who take the time to participate in the public process.

### **Director Report**

Director Spencer expressed gratitude to Commissioner Goodnow for joining the Commission. She noted that they are still working to recruit another member to fill the remaining vacant position.

Director Spencer reiterated that the permit statistics for 2015 are remarkable. The highest year ever was 2005, which was the boom year. In 2005 the permit value was \$76.7 million. In each of the following years the permit value ranged between \$35 million and \$46 million. In 2015, the permit value was \$81.7 million. She expects that 2016 will also be a banner year.

### **Old Business**

There was no old business.

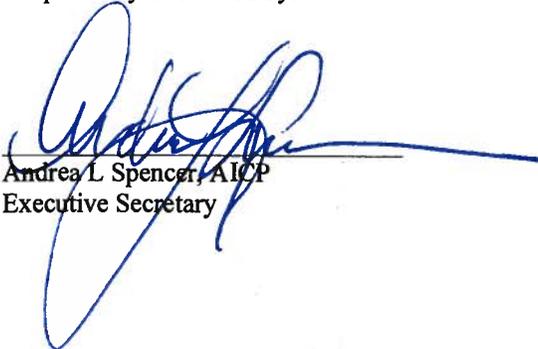
### **New Business**

There was no new business.

## **ADJOURNMENT**

The meeting was adjourned at 7:02 p.m.

Respectively Submitted by:



Andrea L. Spencer, AICP  
Executive Secretary



Nick Wofford, Chair  
Planning Commission

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