



PLANNING COMMISSION MEETING MINUTES

Tuesday, August 15, 2023 - 6 p.m. | Police & Court Campus - Multipurpose Room

1. **Call to Order:** Chair Orr called meeting to order at 6:03 p.m.
 - A. Commissioners Present: Orr, Fikert, Carlson, Vander Stoep and Curry
 - B. Commissioners Absent: Johnson and Hardt
 - C. Staff Members Present: Pat Hayden, Interim Director
Rebecca Bradley-Lowell, Principal Planner
Marianne Manville-Ailles, Senior Planner
Claire Kamak, Associate Planner
Morgan Morrison, Senior Permit Technician
 - D. Others Present: Brandon Stone, Skagit Valley Herald
2. **Consent Agenda:** Orr motioned and Vander Stoep seconded to approve the consent agenda, motion carried unanimously
3. **Public Comment:** None
4. **Open Record Public Hearing on Proposed Code Amendments removing Design Review Board (MVMC 2.61, 17.70 and 14.05)**

Marianne Manville-Ailles provided an overview of the code amendments.

Orr opposed code amendments.

Carlson opposed code amendments because he felt that downtown development should be reviewed by a Board versus an architect or designer. Carlson expressed concerns about the type of decisions a Director could be making with regard to design review.

Orr opened and public hearing and with no one present to testify Orr closed the hearing.

Vander Stoep motioned to deny the proposed code amendments, Carlson seconded the motion, motion carried unanimously

5. **Open Record Public Hearing on Proposed Code Amendments on Nonconforming Buildings or Uses (17.102 and 14.05)**

Marianne Manville-Ailles provided an overview of the code amendments.

Orr opened and public hearing and with no one present to testify Orr closed the hearing. Fikert motioned to approve the proposed code amendments, Vander Stoep seconded the motion, motion carried unanimously.

6. Discussion Only on Proposed Code Amendments Regarding Barbed Wire Fencing (Chapter 17.99 Fences and Walls)

Kamak presented proposed amendments to the barbed wire fencing code. Commissioners asked questions and Kamak responded.

Commission discussed limiting barbed wire fencing from Public zones and public trails.

Commission discussed not allowing barbed wire abutting the road and if barbed wire was desired the owner would need to move it away from the ROW and install landscaping.

7. Discussion Only on Proposed Code Amendments Regarding adding a Hardship Exemption to Safe Parking Code (Chapter 17.210 Temporary Homeless Encampments)

Lowell presented proposed amendments to the MVMC adding a hardship exemption to the Safe Parking subsection of Chapter 17.210 MVMC. Commissioners asked questions and Lowell responded. Lowell let the Commission know staff would be briefing the Council on these amendments and then they would be back for a public hearing in the coming months.

8. Discussion Only on Downtown Waterfront Subarea Plan

Orr opened this discussion and Hayden presented an overview of this item.

The Commission discussed how they could solicit public comments and input to reach the maximum number of people representing the most diverse cross-section of the community possible.

Hayden described what a Planned Action under SEPA is and how it would benefit the subarea process. Hayden stressed to the Commission how important it will be to harmonizing the needs of the community, deal with public opinion, building and selling public consensus to the Council. Hayden described other items the Commission will need to tackle with this subarea plan including:

- Identifying and creating a process to deal with all interest groups (Council, staff, downtown merchants, downtown property owners, downtown association, etc)
- The Commission will be the forum for public input and the Commission will need to facilitate a process where consensus can be achieved.

The commission clarified that they wish to be the approval body for the sub-area plan and do not desire to run the process.

9. Miscellaneous – Good of the Order

NA

10. Adjourn: Chair Orr adjourned the meeting at 7: 34 p.m.