

# Planning Commission

*Notice: This meeting will be recorded.*

*Starting at 7 p.m.*

*July 20<sup>th</sup>, 2023*

# Call to Order

## Intro

- ▶ The role of the PC is to hold workshops to review and make recommendations to the City Council on all manner of policy and legislative activities.
- ▶ In some cases we act as a quasi-judicial board for land use cases which can then be appealed to either the Council, the hearings examiner, or court.

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## Roll Call

- ▶ Planning Commissioners
  - Tel Jensen (Chair)
  - Bryan Mattson (Vice Chair)
  - Sharon Watt
  - Shawna Gawthorne
  - Robin Zorich
- ▶ Staff
  - Travis Goddard, Community Development Director
  - Elissa Brentano, Permit Technician
  - David Lukaczer, Associate Planner

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## I. Citizen Communication

- ▶ For items not on the agenda.

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## Agenda

- ▶ I. Call to Order
- ▶ II. Citizen Communication for items not on the agenda
- ▶ III. Agenda Approval
- ▶ IV. Consent Items (Minutes approval)
- ▶ V. Discussion/Workshop/Hearing
  - Retooling our code
  - Comp Plan Goals and Policies
- ▶ VII. Staff Reports

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## II. Agenda Approval

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## III. Consent Items

- ▶ Approval of May Minutes

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## Planning Commission

### Workshop Retooling Our Code

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## WORK PLAN

Workshop – [July 20, 2023](#)

Public Hearing – [August 17, 2023](#)

City Council

- ▶ Introduction Workshop – [August 21, 2023](#)
- ▶ First Reading – [September 5, 2023](#)
- ▶ Second Reading – [September 18, 2023](#)

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## Changes to pull out?

- ▶ Spelling and quick fixes (1)
- ▶ Small changes (none)
- ▶ Changes (3)
  
- ▶ These can extend to all parts of the code, not just to development standards.

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## Changes to discuss

- ▶ Fences on lot lines fronting on streets
  - Currently height is limited to 3 feet
  - Staff is proposing code to allow for 6-foot fences in some cases
    - For lots that front on more than one street.
      - Street side yards.
      - Rear yards on “through” lots.
      - Must meet sight distance requirements.
    - Needs approval by the Responsible Official” (Planner or Director)
    - Limited to certain higher classification streets
      - With higher traffic and noise levels.

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## Taller Fence Opportunities

- State Route – 503 (aka SR-503 and Lewis River Road)
- 5<sup>th</sup> Street south of Davidson Avenue
- South Pekin from 5<sup>th</sup> Street to the South City Limits
- North Goerig Street from East Scott Avenue to SR-503
- East Scott Avenue from Interstate Five (I-5) to Old Pacific Highway
- POSSIBLY???
- Hillshire Drive
- Insel Road
- Gun Club Road

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## State Route 503



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## Gun Club



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## Doesn't apply to front yards

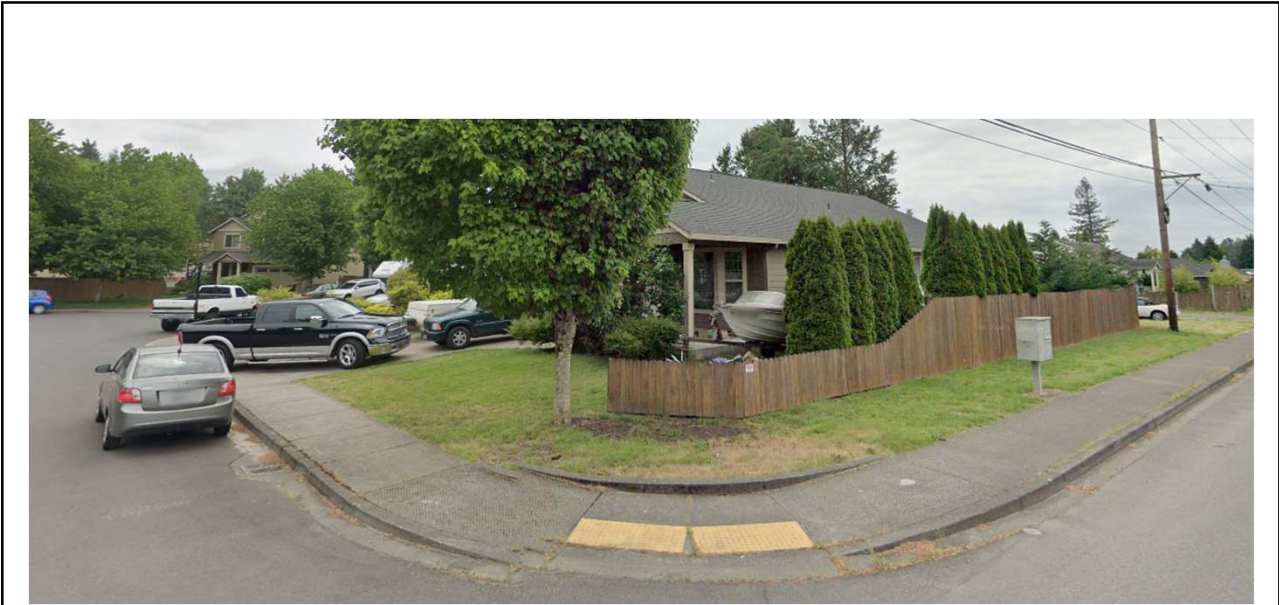


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# 5<sup>th</sup> South of Davidson & S Pekin



# East Scott Avenue





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## East Scott Avenue



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# Insel



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Or,  
should it be on all streets in the city?

**Discussion...**

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## Changes to discuss

- ▶ Code cross-reference correction
    - In that same code section regarding fence height, the cross reference should say (J) not (K)
    - This code section was adopted in 2000, and the codes subsections were renumbered at that time.
    - Subsection K talks about the height of Schools and Churches.
    - **Subsection J talks about Sight Distance Requirements.**
- So, J is the only one that makes sense.

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### 17.16.080 Performance standards.

The following special performance standards shall apply to properties located in the LDR district:

- I. Fences, Walls and Hedges. **Except as regulated under subsection (JK) of this section, fences and walls constructed shall not exceed a maximum height above the adjacent grade as set forth herein:**
  1. Fences, walls and hedges located within the required front yard or within a fifteen-foot setback from the street side property line shall not exceed a height of three feet where fences, walls and hedges would provide less than fifty percent visibility. Fences, walls, and hedges providing at least fifty percent visibility shall not exceed a height of four feet within the required front yard or within a fifteen-foot setback from the street side property line. Examples of fences that could meet the fifty percent visibility include spaced rail fences, spaced picket fences, and chain link fences.
  2. Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet.
  3. On every lot where the adjoining lot is used for nonresidential purposes, then a fence of not to exceed six feet may be constructed along the side of the lot separating a residential lot from the lot being used for nonresidential purposes; provided, that when and if the adjoining lot is converted to a residential use, then the fence shall be altered to conform.
  4. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the above regulations, as well as any other applicable regulations of this code.

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## Changes to discuss

- ▶ Fire Sprinklers required
  - Language has been proposed for buildings over 5,000 sq. ft.
  - When the city adopts the building and fire codes, the city has the authority to be more restrictive.
  - For fire protection and public safety purposes, the city requires all buildings over 5,000 sq. ft. to have sprinklers.

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## Changes to discuss

- ▶ Fire Sprinklers not warranted?
  - There are industrial users in the city who process non-combustible materials in buildings large than 5,000 sq. ft.
  - They argue that these structures do not need sprinklers because the materials they handle mitigate fire dangers. (They would extinguish any fire that could occur.)
  - Clark County Fire & Rescue is considering this language and may be open to support this request with modified language.

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## Stakeholder discussion...

- ▶ CCFR and CRC may have comments...

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## Changes to discuss

- ▶ ADA ramps in setbacks
  - Low-density Residential zones only

### WMC 17.16.080 Performance Standards

6. Ramps for ADA access to existing residences, when in a required front, side or rear setback. Such exempt ramp structures must meet building code, fire code, and required lot coverage standard is not exceeded.

Date?      Bigger deck in the setback? Or just ADA ramp?

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## Changes to discuss

- ▶ Building and House Numbering
  - Current code does not specify specific standards for address identification on new/existing buildings
  - The 2018 Washington State Fire Code Section 505.1 Address Identification requires that addresses be posted clearly and visibly with a minimum character size of 4 inches and a minimum stroke width of ½ inch.
  - Proposed code amendment was written to be nearly identical to the IFC language, simply broken into a list for clarity.
  - Meant to offer flexibility at the discretion of the responsible official (obstructions, distance, etc)

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▶ General requirements:

- All new/existing buildings must have a sign denoting its address that is clear and legible from the street;
- Lettering must be at least 4 inches in size with a ½ inch stroke width;
- Must be on contrasting background;
- Responsible official can request additional locations required for address identification;
- In cases where the building is obstructed or accessed by a private road, a monument/freestanding sign must be provided at entrance;

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## VIII. Staff Reports

- ▶ CDD – 2<sup>nd</sup> quarter report available soon
- ▶ New website continues to be updated
- ▶ Next meeting planned for:

August 17<sup>th</sup>, 2023  
at 7:00 pm

!!! Woodland Bottom JPA meeting planned for:

August 9<sup>th</sup>, 2023  
at 1:00 pm

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