

**TOWN OF CATHLAMET
PLANNING COMMISSION
MINUTES**

Draft No. One
Wednesday, 07 December 2011
Fire Hall, Upper Meeting Room
Cathlamet, Washington 98612

Call to Order: The Regular Meeting of the Town of Cathlamet Planning Commission was called to order by the Chairman, Richard Swart, at 7:00 pm.

Pledge of Allegiance: Chairman Swart observed the absence of a flag in the upper meeting room. The Pledge of Allegiance was therefore omitted. The Chairman noted that the day was the 70th Anniversary of the attack on Pearl Harbor, Hawaii.

Roll Call: Recording Secretary Reed called the roll. Present were Commissioners Doumit, Reed and Swart. Absent with pre-arrangement with the Chairman was Commissioner Dees. Also absent was Commissioner Belcher.

Additions, Corrections, Deletions to the Agenda: Recording Secretary Reed read out the agenda consisting of the regular items plus, under Old Business, (1) An Update on the Actions of the Town Council with Respect to Zoning Annexed Areas 1 and 2, and (2) The status of the resolution to make a recommendation on the Zoning of Annexed Areas 1 and 2 by the Planning Commission, plus, under New Business, the Important Issues Grid, discussed at the last meeting. It was agreed, without objection, to adopt this agenda.

Citizens' Participation: There was no citizens' participation.

Consent Agenda: It was moved by Commissioner Reed to approve the Consent Agenda, including the Draft No. One minutes of 02 November 2011 Planning Commission Meeting and was seconded by Commissioner Doumit. The motion passed by a vote of 3 to 0.

Old Business:

Commissioner Swart reported on the actions of the Town Council with respect to the zoning designation of Annexed Areas 1 and 2 at the November Town Council

Meeting. The Town Council had designated Marina Estates as Commercial and the balance of Areas 1 and 2 as Commercial/Industrial.

The Planning Commission discussed the actions of the Town Council. It was noted that the boundary of the Commercial Zone designation for Marina Estates did not conform to the plat provided by Academy Surveying for the Marina Estates development. Commissioner Reed read the relevant passages of the Marina Estates CC&R whereby all open commercial activities are forbidden while none of the protections under the Residential designation are provided for the future residents of Marina Estates, including such elements as no setbacks from property lines and no provisions for parking. Commissioner Reed stated, however, that assurances were made in the Town Council meeting that changes in zoning designation could be made. Commissioner Doumit wanted to know the status of the ownership of the platted lots as to whom the zoning was being applied. It was also noted that a portion of the area recently zoned by the Town Council as Commercial was not part of the Marina Estates development.

The discussion then moved to the potential recommendations to the Town Council adopted by the Planning Commission for presentation in January. Besides the designation of Marina Estates as Commercial, a discussion ensued as to the advisability of allowing large footprint industrial uses (also known as Problematic Uses) directly adjacent to two residential areas, Marina Estates and Messinger Hill. Chairman Swart recessed the meeting at 8 pm. The meeting resumed at 8:02 pm. It was agreed, without objection, to consider restricting some high impact industrial activities in the Commercial/Industrial Zones.

New Business: The Planning Commission discussed the list of issues that each commissioner considered important or do-able for future action in revising the Municipal Code. Several issues were felt to be premature and should wait for the future land use comprehensive plan, including public access and critical areas. The next issues appeared to be a sign ordinance, problematic uses in Commercial/Industrial Zones, and consolidation of animal ordinances. It was agreed without objection to concentrate on these three areas.

Reports: Commissioner Swart reported that he would be resigning effective his joining the Town Council. Chairman Swart also reported that Commissioner Belcher had requested that she not be reappointed following the expiration of her term on 31 December 2011. Chairman Swart also reported that Commissioner Dees would be resigning effective the appointment of a replacement commissioner by March 2012.

Roundtable: There were no comments for Roundtable.

Adjournment: There being no other business before the Planning Commission of the Town of Cathlamet, the meeting was adjourned by the Chairman at 8:59 pm.