Chairman Wasinger called the meeting to order at 6:31 PM.

2. Approval of Minutes – October 22, 2019
   
   Motion: Commissioner McPheeters moved to approve the October 22, 2019 minutes as presented.
   Second: Commissioner Hovey seconded the motion. With all in favor, the motion carried unanimously.

3. Public Comment: There were no general comments from the public.

4. Public Meetings and Hearings:

   A. 2019 COMPREHENSIVE PLAN AMENDMENTS – PUBLIC HEARING

   Staff Comment
   Mr. Powers presented the updates that were made to the Comprehensive Plan in 2019 which included the Parks, Recreation, and Open Space Plan, the Economic Development Element, and the Housing Element (which will continue to have additional changes in 2020). The JPA/UGA item that was on the 2019 docket is also being continued into 2020.

   Chairman Wasinger opened the hearing at 6:39 PM, with no public comment, the hearing closed at 6:39 PM.

   Commissioner Comment
   Commissioner Hovey asked about the funding from the Transportation Benefit District (TBD). Mr. Powers said the Street Saver program will be used as the blueprint for which projects the TBD tax will fund.

   Commissioner McPheeters commented on the Street Saver Program not being mentioned in this document. Mr. Powers shared that information on TBD funding and the Street Saver project list, with more detail on how these tie together, will be on the following year’s CIP updates.
**Motion:** Commissioner Hovey moved to forward the 2019 Comprehensive Plan Amendments with a positive recommendation to the City Council.

**Second:** Commissioner Freeman seconded the motion. With all in favor, the motion carried unanimously.

**B. HOWARD’S POINTE – PUBLIC HEARING**

Chairman Wasinger opened the hearing at 7:05 PM

Due to the quasi-judicial nature of this project, Mr. Powers asked questions of the Commissioners related to the appearance of fairness doctrine. None of the Commissioners identified any reason why they should not participate in the hearing. There were no objections from the public.

**Staff Comment**

Mr. Lindenburg presented the 19-lot single family subdivision located off of Fort Nugent Road.

There were no comments from the applicants or the public.

**Commissioner Comment**

Commissioner Hovey commented regarding some of the planned parking areas and the location of them. Mr. Lindenburg responded that parking location and details will be ironed out in the next stage of the project’s process.

Chairman Wasinger closed the hearing at 7:29 PM

**Motion:** Commissioner Hovey moved to forward the Preliminary Plat, Preliminary PRD and associated permits, subject to the conditions of approval with a positive recommendation to the City Council.

**Second:** Commissioner McPheeters seconded the motion. With all in favor, the motion carried unanimously.

**Motion:** Commissioner Hovey moved to adopt the findings of fact and recommend approval to the City Council.

**Second:** Commissioner Freeman seconded the motion. With all in favor, the motion carried unanimously.

**C. SMP PERIODIC REVIEW UPDATE – Public Meeting**

**Staff Comment**

Mr. Lefevre shared brief updates on the Shoreline Master Program (SMP) including steps that have been completed as well as the upcoming work to be done. He also talked about the Public Participation Plan which includes a shifting timeline dependent on the Planning Commissions agendas. There is also a new webpage dedicated to this topic on the City’s website.

**Commissioner Comment**

Commissioner McPheeters asked about the potential for the SMP to contain zoning requirements to implement changes to how density is calculated in critical areas and tidelands.
Commissioner Hovey asked about making changes to the Critical areas code that allows the land owners to not be held to minimum density standards that include unbuildable land in the critical area. Mr. Hovey also commented on the stakeholders meeting schedule and suggested they start to be held as early in the process as possible.

**General Comments:**
There were no additional Staff or Commissioner comments.

5. The next regular business meeting is December 10, 2019.

The meeting adjourned at 7:51 PM.

Respectfully submitted,

Sarah Heller
Administrative Assistant
Development Services