



PLANNING COMMISSION APPROVED MINUTES

Thursday, November 13, 2014 ~ 6:00 p.m.

118 West Maple Street, City Hall, Centralia, WA

1
2 **1. 6:00 PM CALL MEETING TO ORDER**

3
4 A. Roll Call

5
6 [Commission Member - Todd Watson: Present](#)
7 [Commission Member - Craig Bower: Present](#)
8 [Vice Chairman - Roger Stewart: Absent](#)
9 [Commission Member - Rosie O'Connor: Present](#)
10 [Commission Chairman - Bill Gannon: Present](#)
11 [Commission Member - Todd McCann: Absent](#)
12 [Commission Member - Jim Thomas: Present](#)
13 [Commission Member - Dean Phillips \(Alternate\): Absent](#)
14
15

16 B. Approval of Planning Commission Agenda

17
18 [Commission Member - Rosie O'Connor: Motion](#)
19 [Commission Member - Jim Thomas: 2nd](#)
20 [Commission Member - Todd Watson: Approve](#)
21 [Commission Member - Craig Bower: Approve](#)
22 [Vice Chairman - Roger Stewart: Absent](#)
23 [Commission Member - Rosie O'Connor: Approve](#)
24 [Commission Chairman - Bill Gannon: Approve](#)
25 [Commission Member - Todd McCann: Absent](#)
26 [Commission Member - Jim Thomas: Approve](#)
27 [Commission Member - Dean Phillips \(Alternate\): Absent](#)
28
29

30 C. Approval of Planning Commission Minutes from October 9, 2014

31
32 [Commission Member - Todd Watson: Motion](#)
33 [Commission Member - Jim Thomas: 2nd](#)
34 [Commission Member - Todd Watson: Approve](#)

The public is invited to participate in all Planning Commission Meetings. Any persons with a disability needing assistance may contact the City Clerk's Office at (360) 330-7670 72-hours in advance of the meeting.

- 35 [Commission Member - Craig Bower: Approve](#)
- 36 [Vice Chairman - Roger Stewart: Absent](#)
- 37 [Commission Member - Rosie O'Connor: Approve](#)
- 38 [Commission Chairman - Bill Gannon: Approve](#)
- 39 [Commission Member - Todd McCann: Absent](#)
- 40 [Commission Member - Jim Thomas: Approve](#)
- 41 [Commission Member - Dean Phillips \(Alternate\): Absent](#)

42
43

44 D. Public Comments not associated with agenda items.

45
46

No public comments

47
48

E. New business.

49
50

1. Mellen Street Gateway discussion

51
52

T Baraconi – these items are on the agenda to give the commission a heads up that the City will be addressing the Municipal Code as it applies to the gateway to the downtown. With the changes the Port of Centralia has proposed to that area, the amount of traffic flowing through there is going to be greater. How do we want to present the City to people who are getting off of the freeway who are getting off and shopping there? The City may propose an overlay – perhaps a municipal code change – we’re exploring several options. The Planning Commission will need to review these possible changes and she wanted them to be considering what direction they might like to see the City go.

53
54

Todd Watson – now that DOT has virtually completed their work on that stretch, it accentuates the RV Park located there, which is unfortunate. Now it is up to us to do something.

55
56

[06:03:50 PM](#)

57
58

2. Hotel/Motel/RV Park

59
60

T Baraconi – that brings us to the second item on the agenda – RV Parks, hotels, motels, both existing and new. When we write a code today, it only applies to the new stuff. There is a possibility that if we write the code correctly, we could apply it to existing development if we word it in such a way that it says: “in two years – five years – it has to meet the regulations as they’re written”. We would be giving the property owners an opportunity to bring their property up to code. It will have a huge impact on the property owners and we need to consider that affect. Although we may not like the way it looks, it does provide affordable housing to people on a fixed income.

61
62

Watson – don’t we have more affordable housing than we need?

63
64

Baraconi – No. We have more people that qualify for it here than in other areas. Comparing it per capita isn’t the way that we have to look at it. More people here qualify for low income housing.

65
66

E Pierson – One of things we’re looking at specifically are hotels and RV parks. We get hotel/motel taxes if those places restrict their stays to 30 days or less. If they allow people to stay longer than 30 days, we don’t. One of the things we’re trying to do is close that gap. When you look at amending our ordinance,

67
68

PERSONS OF DISABILITY NEEDING ASSISTANCE MAY CONTACT THE CITY CLERK’S OFFICE (330-7670) 24 HOURS IN ADVANCE OF THE MEETING.

82 those are the kinds of things we are taking into consideration. It may affect someone like the Peppertree
83 because some of the people stay less than 30 days, and some may stay longer than 30 days.

84

85 R O'Connor – Can you regulate how long someone can stay?

86

87 T Baraconi – Yes – many RV parks are regulated so that people can only stay 30 days.

88

89 T Watson – Design guidelines are important, although he supports the property owner's right to make
90 their own decisions about their property. But people will take advantage if they can. If we look at what
91 Lacey has done – a very nice model of what he would like to see down here. New construction has been
92 put together in a way that is aesthetically pleasing to the eye. The sidewalks, the landscape, the street
93 lights – there is a continuity that creates a good impression.

94

95 T Baraconi – Dupont is another community where one is greeted by a design. Leavenworth would be the
96 extreme of regulation and we would discourage everyone from thinking we might turn Centralia into a
97 Bavarian village. She would encourage the commission to think about this over the next couple of months
98 as we get into it.

99

100 E Pierson – He has been through this process before. He can put together slideshows from work that he
101 has been involved in in Idaho and Utah. We will bring it to the commission and they can make a decision
102 about what they like. The Port will be doing their project. His recommendation is that we should play off
103 of that. We will bring in the Light Department Director to talk about street lights. We want continuity
104 from the Centralia Station Project – all the way to the downtown. That is a Gateway Project.

105

106 T Baraconi – Asked the commission members to take pictures of anything they see when they out and
107 about that they like – or don't like – and send to her.

108

109 The Commission members discussed some of the traffic changes at the new Mellen Street Interchange.

110

111 T Watson polled the commission to see how they felt about a planned gateway design. The commission is
112 in favor of preserving the longevity of our community.

113

114 C Bower – It also protects us from big developers who do what they want, and small developers who will
115 only meet the letter and not the spirit of the design guidelines.

116

117 F. Other business.

118

119 B Gannon – Safeway store street on Tower. The lady who owns it has been located in California and he
120 believes she has given verbal approval to remove the dangerous portion of the building. The City attorney
121 is requiring that permission be given in writing. He believes that a plan is being put together to send to her
122 explaining what we want to do.

123

124 He also reported the big round holes in the sidewalk across from Safeway- they have been filled.

125

126

127

128

129 2. ADJOURN PUBLIC MEETING

130

PERSONS OF DISABILITY NEEDING ASSISTANCE MAY CONTACT THE CITY CLERK'S OFFICE (330-7670) 24
HOURS IN ADVANCE OF THE MEETING.

131 Any other business? There was none
132
133 The Chairman asked for a motion to adjourn the public meeting.
134

- 135
136 [Commission Member - Jim Thomas: Motion](#)
137 [Commission Member - Craig Bower: 2nd](#)
138 [Commission Member - Todd Watson: Approve](#)
139 [Commission Member - Craig Bower: Approve](#)
140 [Vice Chairman - Roger Stewart: Absent](#)
141 [Commission Member - Rosie O'Connor: Approve](#)
142 [Commission Chairman - Bill Gannon: Approve](#)
143 [Commission Member - Todd McCann: Absent](#)
144 [Commission Member - Jim Thomas: Approve](#)
145 [Commission Member - Dean Phillips \(Alternate\): Absent](#)
146
147

148 **3. PUBLIC WORKSHOP**

149 A continuation of the Shoreline Master Plan Update workshops.
150

151 Bill Gannon, Chairman

Sarah Blosser, Recording Secretary

152 Roger Stewart, Vice-Chairman
153

154 _____
155 Date:

Date:

Note: Planning Commissioners if you are unable to attend the Planning Commission meeting please contact Sarah Blosser at 330-7662 to ensure that we have a quorum.

PERSONS OF DISABILITY NEEDING ASSISTANCE MAY CONTACT THE CITY CLERK'S OFFICE (330-7670) 24 HOURS IN ADVANCE OF THE MEETING.

Note: Planning Commissioners if you are unable to attend the Planning Commission meeting please contact Sarah Blosser at 330-7662 to ensure that we have a quorum.

PERSONS OF DISABILITY NEEDING ASSISTANCE MAY CONTACT THE CITY CLERK'S OFFICE (330-7670) 24 HOURS IN ADVANCE OF THE MEETING.