

JANUARY 30, 2020, PLANNING COMMISSION MEETING MINUTES

5:15 p.m. Council Chamber. Members present: R. Rodriguez-Cerra, B. Grotzinger, A. Kaiser, S. Moore, C. Ostenso, B. Stoneberg (for B. Grootousen), D. Willingham. Others present: A. Christianson 1 and 2, K. Gorsegner, A. and J. Kenyon, L. Klink.

Call to Order:

Chair Willingham called the meeting to order and presided.

Minutes:

Motion was made by Kaiser, seconded by Grotzinger and carried by voice vote to approve minutes of the Nov. 19, 2019, Commission meeting

Public Hearing:

Adm. Christianson advised that agenda items 3. and 5. were both noticed in the Ladysmith News as Public Hearings.

Proposed New Conditional Use:

Zoning Adm. Gorsegner recalled that just a few years ago the State clarified that in order to enforce the granting of a conditional use permit that particular use must be defined in writing in advance as one that can be considered. As duplexes are currently not allowed in the R-1 District, the only way that would be permissible is to rezone an entire block or more R-2, or to allow it case by case by conditional permit. Allen and John Kenyon then stated reasons why the City should consider allowing this:

- The City has only had one new home permit application in the past two years and should consider supporting rule changes that promote more new construction.
- There are, perhaps, 100 vacant lots that are not built on, but most are held to provide larger yards, or quite small leaving maybe 20 that are truly large enough to accommodate duplexes. Few of these are in R-2, R-e, or C-1 Districts where duplexes are automatically eligible.
- There are lots along shady Lane that are buildable. The Kenyons would like to build on large lots they already own along E. 2nd St. north of College Ave.
- Some prospective tenants are willing to pay \$1,000/mo. or more, but seeking nicer units than are typically available.

Comments made during deliberation included but were not limited to the following:

- Revisiting twin homes rules might be a place to start reworking rules for duplexes in R-1 Districts.
- Higher paying tenants tend to stay in units longer.
- There have been a very large number of duplexes built west of SS just north of Cameron.
- Hopefully we will get lots of requests meaning more new construction.
- The City waived building permit fees for a few years in hopes of stimulating construction but what actually happened was a reduction in activity.

Mr. Willingham summarized some reasons given in support of the suggested change and some against it. Motion was made by Moore, seconded by Kaiser and carried by voice vote with Moore abstaining, to recommend Council approval of an Ordinance adding duplexes as an eligible conditional use in R-1 Zoning Districts.

Request for Conditional Permit:

One conditional permit that is already listed allows consideration of converting ground level space in a C-1 Commercial district to residential use. It is Ms. Moore's current intent to close her Village Parlor this

coming October and to move from her current upper level apartment to her lower level the Village Parlor now occupies. This is for ambulatory reasons which may or may not be temporary. Mr. Gorsegner replied to her question by stating if she chooses to reverse course and change the lower level back to commercial at a later date back that will be fine and not require further action. Nor will it be problematic if she chooses to convert it to a single-family dwelling, which it was originally. Before it was Doris Ann's Salon.

Motion was made by Ostenso, seconded by Grotzinger and carried by voice vote to grant the Conditional Use permit requested by Ms. Moore, a copy of which is attached.

At 6 p.m. the Public Hearing was closed.

Drive Through:

Zoning Adm. Gorsegner advised that a request may be forthcoming to allow a drive through coffee shop at the former car wash site along the south Lake Ave. just west of W. 7th N. This, too, would seem require a Conditional permit even though it could be argued that the car wash was already a drive through. A full car length or more is available in front of the building. As such both exiting vehicles and those passing by should have plenty of viewing distance of the other.

Adjourn:

Mr. Willingham adjourned the meeting at 6:07 p.m.