

MINUTES OF THE CASHMERE PLANNING COMMISSION MEETING
MONDAY MARCH 4, 2019 5:00 PM AT CASHMERE CITY HALL

OPENING

Commission Member Rick Shorett opened the meeting at 5:01 PM at City Hall. Director of Operations, Steve Croci, recorded the meeting and reproduced minutes.

ATTENDANCE

	<u>Present</u>	<u>Not Present</u>
Board:	Jayne Stephenson Maureen Lewison John Torrence Rick Shorett Charlie Cruickshank Kirk Esmond	Matthew Walgren
Staff:	Steve Croci, Director of Operations Charity Duffy, SJC Alliance	

APPROVAL OF MINUTES

Minutes from the February 4, 2019 meeting were approved (6-0) with conditions of adding Charity Duffy and Mayor Fletcher as attendees and correctly spell Lewison's name. Motioned by Torrance, seconded by Lewison.

ANNOUNCEMENT & INFORMATION

Introduction of new Planning Commissioner Member Kirk Esmond.

Flint Hartwig of Eider Construction described a potential development opportunity just south of Rank Road, outside of the City limits and Urban Growth Area (UGA). He presented three options, one as if the property remained in Chelan County, and two if the property was annexed into the City (see attached drawings). The annexed options had a couple alternatives with varying housing densities. Flint is very willing to work with the City if annexation and higher density housing is what the City and community wants.

AGENDA ITEMS

1. Comprehensive Plan (Comp Plan)

Additional edits are being incorporated to Comprehensive Plan with the intention of providing draft to City Council by March 8th. A public hearing for the Comp Plan is scheduled for March 25th. The intent is to send a draft to the WA Department of Commerce by the end of March or early April. The PC discussed future considerations to the Comp Plan which included extending Urban Growth Area and who pays for utilities (water, sewer, electricity, etc.) and infrastructure (roads, sidewalks, etc.).

2. Potential development updates

Three potential developments were discussed. Selland Construction and land owner Smith are proposing a development off Olive Street which would convert an existing orchard into 24 City lots. At this time the lots/neighborhood would be like Mission View and Cascade Place. The Pace Manor Investments property off Pioneer Drive is still waiting to hear if the City will allow higher density in the Multifamily Zone. Further discussion on the Hartwig (Eider Construction) proposal occurred. The area south of Rank Road provides a logical option for high density growth because water and sewer are close, and the land is mostly orchard. The area would need to be annexed into the City. The PC will continue to assess if this is a direction they would recommend to the City.

3. District Use Chart

The PC reviewed the District Use Chart, its function and how to use it. The PC was asked to review it and bring any questions for the next meeting. No specific discussion on Single Family or Multi-family zones were discussed in any detail.

4. Items to include on next agenda

Schedule joint meeting with City Council.

Review Accessory Dwelling Units and discuss if any updates are needed.

Review District use Chart.

Meeting was adjourned at 6:40 PM. Torrence motioned and Cruickshank seconded (6-0 vote.)