

**Planning Commission  
Special Meeting Minutes**

**Council Chambers 1-4:30pm**

**Tuesday, February 5, 2019**

**CALL TO ORDER**

The meeting was called to order at 1:02P.M.

**ROLL CALL**

Planning Commission members present were Frank Doden, Chair, Council Representative Marianne MacQueen, AJ Williams, Dino Pallotta and Ted Donnell. Also present was Denise Swinger, Zoning Administrator, and Public Works Director Johnnie Burns.

**RETREAT**

**Goals Setting.**

The group discussed keeping on topic at their regular meetings, and putting ideas or potential need for text amendments in a “parking lot” for discussion at another meeting or at the end of the meeting following Public Hearings.

The urgent need to begin work finding a consultant for the Comprehensive Land Use Plan update was discussed, with Swinger and the Clerk agreeing to move ahead in gathering information around an RFP.

**Infrastructure Presentation with Q and A with Johnnie Burns.**

Burns presented an interactive session with detailed information regarding water, storm water and street conditions and projected needs.

**WORK SESSION**

Donnell recused himself from the meeting as a PC member and stated that he would be representing Millworks as their architect.

**Review of preliminary site plan PUD proposed for Millworks.**

**PROJECT PARTICIPANTS**

Jessica Yamamoto-Molina, Millworks Co-Owner  
Ted Donnell, Architect

Swinger introduced the session, noting that once the preliminary plan is discussed, there will be a public hearing held on February 12. Planning Commission will then make a recommendation to Council, based upon the public hearing.

PC members reviewed the plans. Donnell noted that the area will be significantly opened up for access to cyclists and walkers, and that the plan calls for artist/residence housing as well as a hostel.

Swinger noted that there are plans for expansion of the YS Brewery, and the change in the layout for that business was discussed briefly.

Donnell stated that the phasing will start with the brewery expansion, and that after the planned departure of EnviroFlight, the business will then expand into that building.

Burns asked that those uses be evaluated for potential noise, light and odor.

Traffic and access to the facility was discussed.

Planning Commission members agreed that they would like clear information regarding the difference in impact on the surrounding neighborhoods and streets between the current level of use at Millworks and the proposed uses.

Burns asked that water and sewer needs be assessed.

Donnell stated that he would provide water needs asap, and that he would have sewer needs at a later date, that not yet having been determined.

Swinger noted that there are restrictions regarding the percentage of floor space permitted for a taproom relative the amount of floor space devoted to production for the Brewery, stating that she would need to look into this potential obstacle.

The issue of permitted proximity of an alcohol-serving establishment to the proposed Children’s Museum was raised, with Yamamoto-Molina stating that she would follow up on this.

PC members asked that information be brought to the Tuesday meeting elaborating upon how safety for bikers and pedestrians would be ensured with the eclectic mix of uses proposed.

Swinger asked that the percentage of open space be calculated.

Swinger stated that she would obtain clarification regarding the percentage permissible for a taproom relative to the production area in terms of floor space for the proposed Brewery expansion.

**ADJOURNMENT**

At 4:40pm, MacQueen MOVED and Doden SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

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Frank Doden, Chair

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Attest: Judy Kintner, Clerk

*Please note: These minutes are not verbatim. Meetings are filmed by Channel 5 and are available for a minimum of three months on YouTube via [www.ysso.com](http://www.ysso.com).*