

**KETTLE FALLS PLANNING COMMISSION  
MEETING MINUTES  
JUNE 12, 2023, 7 PM**

**CALL TO ORDER**

Planning Commission Chair Jody Emra called the meeting to order at 7:00 p.m.  
Vice Chair Nick Gourlie lead the group in the Pledge to Allegiance.

**ROLL CALL**

Member in attendance included Jody Emra, Nick Gourlie and Larry Kulesza

**STAFF**

Staff in attendance included Mayor Jesse Garrett, Clerk/Treasurer Raena Hallam, Kathi Merrill,  
Councilman Mike Weatherman, Alicia Ayars (SCJ – via phone)  
Absent – Councilman Chris Shurrum

**GUESTS**

Lisa Wolfe  
Ben Hendrickson  
Leslee Mann  
Dagmar Galloway  
Sally James  
Evelyn Kowitz  
Kathy Ballew  
Janice Berube  
Suzanne Killings  
Duane Fischer

**ANNOUNCEMENTS AND MAIL RECEIVED**

None

**MEETING MINUTES**

**REGULAR MINUTES OF MAY 22, 2023 MINUTES**

Planning Commission Vice Chair Nick Gourlie motioned to approve the minutes from May 22, 2023.  
Planning Commission Member Larry Kulesza seconded the motion. Planning Commission Vice Chair Nick  
Gourlie – YES. Planning Commission Member Larry Kulesza – YES. Motion passed.

**NEW BUSINESS**

**PICKLEBALL PRESENTATION**

Handouts from the Pickleball group were provided for everyone.

Evelyn Kowitz stated they are proposing to resurface the courts and add benches. It's the same quote as  
what's been presented in the past.

Planning Commission Member Larry Kulesza stated he has same questions as last year and does not see it addressed in the documents presented, regarding actual repairs to the underlying concrete other than what was in the original bid from last year when he spoke to Mr. Bitner.

Ben Hendrickson stated the City is going to cut out a 9x9 area at the East end by the entry and do those repairs. The City will open up the entry a bit and Bitner is to do the rest of the work. It's all laid out in the documents presented.

Planning Commission Member Larry Kulesza asked if it was the same quote as last year?

Ben Hendrickson stated it was the same quote as last year roughly.

Planning Commission Member Larry Kulesza stated there is a triangle portion at the south end that is cracked off and lifting and Mr. Bitner didn't seem to think it needed repairs. I still question that because what's the guarantee to the City if the underlayment shifts and the coating fails, it becomes the City's problem. Back in November it was discussed talking to Randy Fosback and getting his opinion as he's a concrete guy. What is the ETA for this project?

Ben Hendrickson stated it's not perfect. It's a 30+ year old slab. It's settled out and not in the best condition and Bitner said he would not put a coating on it if he didn't think it would work for us. We are relying on his expertise and he's done a lot of these. To cut those areas out and replace them it would probably cost in the neighborhood of a couple thousand dollars.

Planning Commission Member Larry Kulesza stated there are some specific areas that professionals who repair concrete the traditional way actually repair concrete. That's the conversation Larry started with Randy last year. Larry was concerned about the City bearing responsibility but if the City is OK with that then that will answer my question. We are talking simple repair by professional standards.

Ben Hendrickson stated the City will be doing some repairs next week. Maybe you can have that conversation at that time.

Planning Commission Member Larry Kulesza stated he will have a conversation with City Superintendent Dave Willey.

Ben Hendrickson stated Bitner has additional staff that wasn't available last year, so with their project load they are moving along quite quickly. Bitner said they could probably get this project on their list for this year. They need the patchwork done as quickly as possible. They can't put the coating over something that isn't fully cured. They need 25 to 28 days.

Planning Commission Member Larry Kulesza stated that's why he wanted to have this conversation. Randy Fosback was waiting about 2 months and then that got put on hold.

Ben Hendrickson asked why he got put on hold?

Planning Commission Member Larry Kulesza stated it got put on hold pending the conversation between the City and the Pickleball Group.

Ben Hendrickson asked why it didn't get fixed? The Pickleball Group has raised more than \$20,000.00 and it's frustrating that work hasn't been done.

Evelyn Kowitz stated in the quote there is a line for filling the cracks. Is this an issue?

Planning Commission Chair Jody Emra asked if the group got the AARP grant they applied for?

Evelyn Kowitz stated they did not.

Ben Hendrickson stated the Pickleball Group has done extra fundraising this year through the Rotary.

Evelyn Kowitz stated they have funding to purchase nets and equipment and the group will continue to raise funds. The High School tennis team uses the courts. They need to be repaired.

Planning Commission Member Larry Kulesza stated he would talk to the City Superintendent Dave Willey about the concrete. Larry asked if the colors for the tennis courts and pickleball courts were the same as in the photos provided? Are these approved by the High School?

Evelyn Kowitz stated they are approved.

Planning Commission Member Larry Kulesza asked if parking was being added?

Evelyn Kowitz stated an ADA entrance was to be done by the City. It was removed from the proposal.

Planning Commission Member Larry Kulesza stated there must be ADA parking.

Ben Hendrickson stated the entrance is ADA compliant. It's not new construction. It's maintenance.

Planning Commission Member Larry Kulesza asked what it would take to add ADA parking? He wants it as part of the proposal. He will talk to Dave about it.

Evelyn Kowitz stated there are edges that need grinding to make it wheelchair accessible. So the City needs to make a commitment to make sure it's all ADA compliant?

Clerk/Treasurer Raena Hallam stated they now need to do a presentation to City Council to get approval for the funds.

Evelyn Kowitz asked what do they need to do now?

Planning Commission Member Larry Kulesza stated there is an area 20x20x4 that equates about 6 yards of concrete. It could be handled by volunteers. He would like to see parking go in with the courts. He will investigate.

Ben Hendrickson stated this was all presented 6 months ago.

Planning Commission Member Larry Kulesza stated he knows they want to do it quickly but he's looking for a commitment to do parking. He will talk to Randy Fosback.

Ben Hendrickson stated Bitner can do it this summer.

Planning Commission Member Larry Kulesza stated it could be done this summer. The Planning Commission and City Council must approve first.

Councilman Mike Weatherman asked if somewhere in the contract there was some sort of certification for ADA compliance?

Planning Commission Member Larry Kulesza stated no it's not in the contract, he just wants to cover the City for the parking spaces. Looks like there are 2 new parking spaces to be added for ADA on the quote. He will talk to City Superintendent Dave Willey and get back to the Pickleball group.

Mayor Jesse Garrett stated the City will do the entrance and make it ADA compliant by making it wider. We have not talked about the park paving. That is City property. The City will assume responsibility to make sure the parking lot is ADA compliant. The funds can come from the Planning Commission budget or City Council can maybe find a way to fund it. The Pickleball group will not be held responsible for the ADA compliance.

Planning Commission Member Larry Kulesza thanked the Mayor for the clarification.

Planning Commission Vice Chair Nick Gourlie stated it sounds like there are separate timelines for each of these things. The parking spaces don't have to be held up due to the City repairs.

Ben Hendrickson stated there is a short window to get things done. They must spend the grant money before the end of the year. Let's get the City Superintendent Dave Willey to get the repair work done.

Planning Commission Member Larry Kulesza stated we are trying to make a motion to recommend it to City Council.

Planning Commission Vice Chair Nick Gourlie made a motion to recommend the Kettle Falls Pickleball Group proceeds with the resurfacing of the tennis courts in Happy Dell Park as per their proposal. Planning Commission Member Larry Kulesza seconded the motion. Planning Commission Vice Chair Nick Gourlie – YES. Planning Commission Member Larry Kulesza – YES. Motion passed.

Evelyn Kowitz asked if they needed to go to the City Council meeting?

Clerk/Treasurer Raena Hallam stated the Mayor will talk to the City Council and they will find the money so they don't need to be present.

Mayor Jesse Garrett stated he recommended the Pickleball Group attend the next City Council meeting in case there are any questions.

Planning Commission Member Larry Kulesza stated as soon as the repairs are done they need to wait 28 days for it to cure. It will depend on the City crews schedule.

Clerk/Treasurer Raena Hallam stated the next meeting is next week.

Planning Commission Vice Chair Nick Gourlie stated there is a lock box on the drawings. The Pickleball group will administer the equipment check out? Will the Pickleball group cover losses due to theft?

Evelyn Kowitz stated yes they would be responsible for any losses and then asked if there was going to be a slab for the lock box when they repair the fence?

Planning Commission Member Larry Kulesza asked if the benches were going to be on slabs?

Evelyn Kowitz stated the benches could be attached to the inside of the existing posts. That's the way it is in Seattle. It's easier to attach them on the inside. The fence still needs to be repaired and maybe a small slab could be poured at that time.

Planning Commission Member Larry Kulesza stated he will talk with City Superintendent Dave Willey. Might be able to do when concrete is done.

### **HAP (HOUSING ACTION PLAN) REVISION AND REVIEW**

Planning Commission Chair Jody Emra stated they all had the revisions in the newly updated HAP provided by SCJ. New alternations that were asked for have been done. There is one place where "Tiny Homes" are noted. Alicia and I discussed the possibility of changing it to "innovative" or "alternative housing" in Strategy #3. This is the Strategy that gave the City Council heart burn so this may help with that. We left the third bullet point in there because if differentiated the difference between housing types. The fourth bullet talks about support for Tiny Housing. We talked about changing that to "innovate" or "alternative housing". Also need add a definition. Under the 6<sup>th</sup> bullet, unique site needs... change wording in those two.

Planning Commission Larry Kulesza stated they had talked about eliminating Strategy #3 and putting it in Strategy #2. On page 65, Tables 1 and 2 – the issue is the demographic curve. Under the strategies it does not discuss aging in place. "Innovative Housing" can go into Strategy #2.

Planning Commission Chair Jody Emra asked if that particular need that's in the HAP needs to be it's own strategy?

Planning Commission Member Larry Kulesza stated it should be addressed as a strategy. Most older people want to stay in their home. What systems are in place? What funding is available? Some people want to downsize but most people don't.

Planning Commission Chair Jody Emra stated that is addressed in Strategy #2.

Planning Commission Member Larry Kulesza stated it's more prevalent than what's being said.

Planning Commission Vice Chair Nick Gourlie asked if it was included in the objectives?

Mrs. Alicia Ayars asked if Larry wanted a described goal of aging in place? People have the option to have smaller homes. There are funds to help home owners with maintenance upkeep. Going forward they need to have options. Under Strategy #7, the City has dedicated resources with funding to help people. More description could be added.

Planning Commission Member Larry Kulesza stated it should be it's own heading. It would get more emphasis. With the current population, we need more options.

Planning Commission Chair Jody Emra stated under Strategy #7, it addresses that. Maybe expand the definition to help with getting grant funding. Can adapt ADA and change the wording in the Strategy. To assist aging in place group.

Planning Commission Vice Chair Nick Gourlie stated Aging is bolded in Strategy #2. The objectives here address aging.

Planning Commission Member Larry Kulesza stated the emphasis is in the heading.

Planning Commission Chair Jody Emra stated Strategies are headings. Read the objectives.

Planning Commission Member Larry Kulesza stated they are not emphasized.

Mrs. Alicia Ayars stated she searched "aging in place" and found 22 references. On Page 25 the objectives address that issue. It's referenced quite a bit.

Planning Commission Member Larry Kulesza stated it's not a strategy.

Planning Commission Vice Chair Nick Gourlie stated it's a wide issue. It's part of all strategies. He asked Larry if he had a proposal of what he wanted it to say?

Planning Commission Member Larry Kulesza stated he wanted to address the issue first.

Planning Commission Vice Chair Nick Gourlie stated so the objectives become strategies?

Planning Commission Member Larry Kulesza stated he would Rewrite #3. He confirmed there is not a consensus of the Planning Commission. He suggested burying the "Tiny Home" definition. They could have made a big change and just removed strategy #3. What is in the strategy is more important. Larry stated he is representing his constituents. He has talked to many people on the street. He asked if June 30 was the deadline and was told yes. Larry stated we were told we couldn't make a big change and now he realizes a big change can be made. What you put in a Strategy is what you're emphasizing in a strategic vision.

Planning Commission Vice Chair Nick Gourlie stated under Strategy #2, with the extension now, can the Planning Commission make changes now?

Mrs. Alicia Ayars stated the timeline is in place. Need to talk about a motion to forward to the City Council. The purpose of tonight's meeting was to make sure all of the corrections were completed. Are all corrections in? We need to make a decision about that motion. The goal is not to push out too far.

Planning Commission Member Larry Kulesza stated there was a motion on the table. He wants to rescind his motion to approve of recommending this document to City Council with it's changes because there was not sufficient information for the decision at the time. Had he known the extension was possible he would not have agreed to make the recommendation to the City Council. He would like a clean start. He still wants to make changes. He would like to remove Strategy #3. Can put the definition of Tiny Homes

in Strategy #2. The group can discuss Tiny Homes at a later time. What is being emphasized is what tends to be focused on. What is emphasized will move to the Title 17 discussions.

Planning Commission Chair Jody Emra asked if he was proposing to remove strategy #3? The definition under the third bullet in Strategy #3 move to Strategy #2? Instead of having Zoning in Strategy #3 you would like to add something about aging in place?

Planning Commission Member Larry Kulesza stated it seems the consensus is not to add anything additional about aging in place. He had nothing additional. Will work within parameters.

Planning Commission Chair Jody Emra asked the group if the consensus was to eliminate Strategy #3 and change the numbers?

Planning Commission Member Larry Kulesza stated it would be easier.

Mrs. Alicia Ayars stated the third bullet is definitions for Tiny Homes.

Planning Commission Chair Jody Emra stated they didn't need to do the third bullet point, just move to Strategy #2. Do they need to keep it?

Planning Commission Vice Chair Nick Gourlie asked if they could use the matrix?

Planning Commission Member Larry Kulesza stated it's the big picture. If it's used for discussion then could put definition in for Tiny Homes. Just stating what it is.

Mrs. Alicia Ayars asked if it was worth making definition in bullet 2?

Planning Commission Chair Jody Emra asked if they were eliminating Strategy #3?

Planning Commission Vice Chair Nick Gourlie stated he was good with that.

Planning Commission Member Larry Kulesza stated he was good with that. Can move bullets to Strategy #2 if relevant.

Planning Commission Chair Jody Emra asked if they didn't need to add anything further on aging in place?

Planning Commission Member Larry Kulesza stated under Strategy #6 for parking, he's not seen proof it makes a difference in small towns.

Planning Commission Chair Jody Emra asked if they were keeping Strategy #6?

Planning Commission Member Larry Kulesza stated he would like to discuss parking vs. bedrooms. People need room to park all their cars.

Councilman Mike Weatherman stated he has multiple vehicles and there is no room for expansion. There needs to be room for expansion.

Clerk/Treasurer Raena Hallam stated the HAP is a guide to help us through the process of Title 17. As Title 17 is updated it actually makes changes in the Developmental Regulations. These Strategies will help them through the conversation. The HAP does not change anything in the KFMC.

Councilman Mike Weatherman stated this is a guideline. Can modify along the way.

Planning Commission Vice Chair Nick Gourlie stated they can change the wording as conversation starters, it's not policy.

Councilman Mike Weatherman stated if people build in Kettle falls there is restricted guidelines.

Planning Commission Vice Chair Nick Gourlie stated they are not making policy.

Councilman Mike Weatherman stated it does not allow for expansion.

Planning Commission Member Larry Kulesza stated under Policy Evaluation Matrix, it depends on how it's worded. The City should consider housing density. How do we make this worksheet presentable to the City Council?

Mrs. Alicia Ayars stated this table included 2.1, 2.11 – not saying we are going here or there. It's just status update.

Planning Commission Chair Jody Emra stated the third one says the City will be conducting a review.

Planning Commission Member Larry Kulesza stated we are reviewing. 2.1, 2.11 – “would like to” can be changed to “should consider” will take away implied consent. The language can be changed. Depends on how it's presented. Title 17 is the end goal. We need to discuss what we have to have. Some of the specific wording is a red flag. We need to consider options. He has done street interviews with local residents.

Mrs. Alicia Ayars stated Larry covered a lot of points they haven't been able to respond to. The Development Codes are not meant to make a change. She is concerned that if they make everything so general and vague that they are taking the wind out of the sails of the intent of the plan. Not obligatory. Depends on how it's presented.

Planning Commission Larry Kulesza stated he's given the HAP document to others to read.

Mrs. Alicia Ayars stated they have had good results. They interviewed 10 people, there were 105 survey responses and then there was the Open House. The Plan is online for public comment. This document is available upon request.

Planning Commission Chair Jody Emra stated there is a meeting in the first part of July. There is an Action Plan extension through the end of September. The Public Comment is extended and due by July 11, the Ordinance will be introduced by 7/18 and final adoption will be Aug 1.

Mrs. Alicia Ayars stated they will have to redo the SEPA. That will also be noticed.



Planning Commission Chair Jody Emra asked if the changes tonight included eliminating Strategy #3 and parking.

Planning Commission Member Larry Kulesza stated he would like to add a link to parking. Discuss reduction of parking and alternative transportation.

Planning Commission Chair Jody Emra stated there is the Rural Resource transport bus and we have the Goldline Bus.

Planning Commission Member Larry Kulesza stated you can't eliminate cars. We need a shuttle to Colville. It would have to operate during hours that people would need to get to and from work.

Planning Commission Chair Jody Emra stated a lot of people ride the Goldline bus to Colville.

Evelyn Kowitz stated the Goldline has a limited schedule. The Rural Resources bus caters to local commuters. An expanded schedule is needed with the Goldline.

Planning Commission Vice Chair Nick Gourlie stated they needed a link, another option.

Planning Commission Chair Jody Emra stated add a link and leave the parking paragraph?

Planning Commission Vice Chair Nick Gourlie stated under Strategy #7 it is addressing a very specific problem. Should we just strike out sentences we don't like?

Planning Commission Member Larry Kulesza stated reduction in parking is over emphasized. We are years away from mass public transit if ever. We can't reduce parking if we can't reduce cars.

Mrs. Alicia Ayars stated so we are removing the first sentence.

Planning Commission Vice Chair Nick Gourlie stated they needed to change the wording on parking and affordability. Explore how they are affected.

Mrs. Alicia Ayars stated in Strategy #7 add sentence about parking vs. transportation. Transit options.

Planning Commission Member Larry Kulesza stated then we could list what's available.

Planning Commission Vice Chair Nick Gourlie stated Strategy #7 talks about funding.

Planning Commission Member Larry Kulesza stated its about higher density.

Mrs. Alicia Ayars stated there is no reference to public transportation. Need bullet list as to what's available in Stevens County?

Mayor Jesse Garrett asked when did the City become responsible for parking? There is funding available to help aging in place. City is not responsible for parking spaces. It's not the City's problem.

Planning Commission Member Larry Kulesza stated in the Development Standards it is the builders responsibility.

Mayor Jesse Garrett stated we need to explore responsibility. Plan for one vehicle per bedroom.

Planning Commission Member Larry Kulesza stated that is what we are trying to identify with developers. What is the developers responsibility and what is the City's responsibility?

Councilman Mike Weatherman stated Terry Lees proposal had two parking spaces per home. Limited parking.

Planning Commission Chair Jody Emra stated boats, motorhomes should go into storage. We can't make it unlimited parking spaces per lot.

Planning Commission Vice Chair Nick Gourlie stated this is in the Strategies and it needs to be included. This is a conversation for a future date. The City can look at grants that address these issues. The City hired SCJ to look at housing needs and create a report and the HAP does not override the process of the Planning Commission. This is just what SCJ is recommending. We are not making policy at this time, this is just suggestions. The Planning Commission will make it's recommendations to City Council after it makes whatever decisions they are going to make. We are just making a decision to approve the suggestions SCJ has made.

Councilman Mike Weatherman stated they can make suggestions on how to approve.

Planning Commission Member Larry Kulesza stated that would simplify things. The Data is great.

Planning Commission Chair Jody Emra stated it can go on the agenda (again!) for the next meeting.

### **HAPPY DELL PARK FENCING**

Planning Commission Member Larry Kulesza stated there is Youth baseball again and lots of people are attending. They need fencing for future tournaments. The cost is about \$1800-1850. The fence would be blue. It would be mesh and about four feet tall with posts that fit into sockets that are in the ground. City Superintendent Dave Willey was concerned that the fence not interfere with the sprinklers. The fence would not interfere with the mowing and trimming by the City crew. Sponsor banners can go along the fence line to raise more money.

Planning Commission Chair Jody Emra stated Nick is going to attend a webinar for a grant that could potentially cover this sort of thing. Maybe funds from that could be used for this project.

Planning Commission Member Larry Kulesza stated there is a plan and they would need to petition City Council to use funds out of the \$3,000 in the Planning Commission budget. Need to spend before years end. Larry made a motion for City Council to approve \$1800 out of the Planning Commission budget for fencing for Happy Dell Parks Baseball field. Planning Commission Vice Chair Nick Gourlie seconded the motion.

Planning Commission Vice Chair Nick Gourlie asked where the fence would be stored?

Planning Commission Member Larry Kulesza stated it would be stored in the shed next to the fence. It can be stored elsewhere in the winter with the City.

Planning Commission Vice Chair Nick Gourlie asked about the funding source?

Planning Commission Member Larry Kulesza stated the baseball group is self funded. They have purchased uniforms, tournament fees. Vaagen has also provided support. Need to identify what the City will provide and what will the group provide? It's a good investment for the City.

Planning Commission Chair Jody Emra stated the City will purchase the fencing and store in the City shed.

Planning Commission Member Larry Kulesza stated the park will be patrolled in the evenings by local law enforcement. The fence can ship in 2-3 weeks so that if there is a tournament this year the fence can be used this year. Otherwise we can look at grant money for this next year.

Planning Commission Chair Jody Emra stated we have the funds. We will have to ask City Council if we can use the Planning Commission funds for this purpose.

Planning Commission Member Larry Kulesza stated he believes that's how it's set up.

Clerk/Treasurer Raena Hallam stated "yes" that's how it works.

Planning Commission Vice Chair Nick Gourlie stated City Council has to approve. Is someone doing a presentation to City Council? Paul or who?

Planning Commission Member Larry Kulesza stated it could be presented at the next City Council meeting. He could talk to Paul and see if he can come and make a presentation. Larry stated he could share the proposal for the fencing with the rest of the Planning Commission members. There was an orange fence before. The park is getting a new scoreboard. So it would be great for the kids.

Planning Commission Chair Jody Emra asked if they were proceeding with the motion?

Planning Commission Vice Chair Nick Gourlie stated a motion was made but a vote has not been taken yet. He asked if there was anything further to discuss before the vote?

Planning Commission Chair Jody Emra asked if Larry made the motion and Nick seconded? After confirmation she asked for a vote.

Planning Commission Member Larry Kulesza – YES, Planning Commission Vice Chair Nick Gourlie – YES. Motion passed.

Planning Commission Chair Jody Emra stated so we will request approval from City Council to spend \$1800 out of the Planning Commission budget for fencing for Happy Dell Parks Baseball field. We will see what they have to say.

## **OLD BUSINESS**

### **HOMEWORK**

Be prepared to approve the Housing Action Plan at the next meeting.

Planning Commission Vice Chair Nick Gourlie asked if the SEPA timeline changed?

Mrs. Alicia Ayars stated the HAP will be on the July 10 Planning Commission agenda. Comments end July 11. SEPA can happen anytime between June 19 City Council will introduce the Ordinance on July 18. The intent for the next meeting will be to look at the language. If there are no further changes.

Planning Commission Member Larry Kulesza stated if there is Public Comment, how is that included?

Planning Commission Chair Jody Emra stated they will make comments at the July 10 meeting.

Clerk/Treasurer Raena Hallam stated there will be Public Comment July 20 at the City Council level. It will be an open Public Hearing. The Planning Commission will work on changes. If City Council receives input they deem worthy they will send it back to Planning Commission. Still have to squeeze the SEPA in. The group is proposing to remove Strategy #3, and Raena made several recommendations for changes to the other bullets and move some to Strategy #2. They will review support for housing types.

Planning Commission Member Larry Kulesza stated to just eliminate Strategy #3. We just did the Comprehensive Plan in 2020 and we took out that kind of language. They can also discuss removing bullet #4 and #5 with Appendix cube.

Planning Commission Vice Chair Nick Gourlie stated everything needs to change to “exploring”.

Planning Commission Member Larry Kulesza stated under Title 15 – IBC, he will read before making a recommendation.

Clerk/Treasurer Raena Hallam stated they will look at. Take out “adopt” and replace with “review”. Next bullet 6 – take “tiny” out. If they leave in Strategy #3 and take the word “tiny” out, will it still require SEPA review?

Planning Commission Member Larry Kulesza stated to put it in Strategy #2 under definition.

Planning Commission Vice Chair Nick Gourlie asked if that would dodge the SEPA review?

Mrs. Alicia Ayars stated it could be risky.

Planning Commission Member Larry Kulesza stated it's a lack of specificity.

Planning Commission Chair Jody Emra stated we are trying to say nothing. Jody liked the changes Raena proposed. Leave Strategy #3 in there and just change the wording and hopefully that will get us past SEPA.

Planning Commission Member Larry Kulesza stated he's not understanding how the changes affect SEPA. How long would it take to find out if these changes will affect the SEPA?

Mrs. Alicia Ayars stated she can call tomorrow.

Planning Commission Member Larry Kulesza asked if she can ask if changes are ok?

Mrs. Alicia Ayars stated she can ask tomorrow.

Planning Commission Member Larry Kulesza stated we could push out to mid August. Is that a realistic timeline?

Mrs. Alicia Ayars stated it's within the period that was amended.

Planning Commission Member Larry Kulesza stated he knows the Mayor wants us to keep the pedal to the medal and get this done. If we are all in agreement, we can then speak to City Council and tell them why we are making the recommendations to approve this as opposed to us having reservations. I think that would make it easier to get the required three votes to pass. We need to take into account if there are any public comments we need to integrate. We need to eliminate political parts and make it a planning document. Makes things simpler.

Planning Commission Vice Chair Nick Gourlie asked if the goal is to see if it requires a review or no review? So if it does require a review do we eliminate the Strategy or leave it in? What is our fall back so we can keep things moving? So we need to see what SEPA says.

Clerk/Treasurer Raena Hallam stated the first choice is eliminate #2.

Mayor Jesse Garrett stated the HAP is not a blueprint of how we are going to do it. It's a plan on how we are going to explore what has been requested to be done. The HAP is a working document. He would like to keep the August 1 deadline. If the deadline needs to be extended it can be but would rather not.

Planning Commission Member Larry Kulesza stated it would be close. If strategy #3 is removed it will be easier to present to the City Council.

Mayor Jesse Garrett stated he wants the same thing.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Planning Commission Chair Jody Emra adjourned the meeting at 9:12 p.m.

Approved:

\_\_\_\_\_  
Jody Emra, Chairperson

Attest:

\_\_\_\_\_  
Kathi Merrill, Secretary/Clerk