

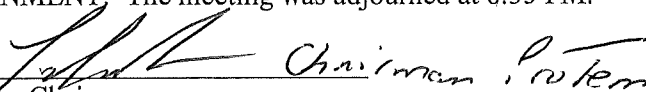
CITY OF DEER PARK  
PLANNING COMMISSION

Regular Meeting  
Minutes  
July 25, 2022  
7:00 pm

1. ROLL CALL: Members Present: Greg Paulson, Billy Costello  
Bill O'Dea, Jeff Frank, Tim Nicholas
2. AGENDA APPROVAL:  
Motion to approve the agenda as presented.  
Motion carried: 5 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:  
Motion to approve the minutes from the June 13, 2022, meeting as presented.  
Motion carried: 5 – 0.
4. PUBLIC HEARING: Chairman O'Dea closed the regular meeting at 7:02 to open the public hearing.
  - a. Zoning Classification Amendment – Simonson 2022-2.  
Staff discussed application materials within the packet, the Staff report was discussed as well as overall process completed by the applicants including SEPA Checklist, Public notices and signage distribution.  
Mary Hathaway questioned Commission members on what the proposed use of lands from R2A to R3A meant.
  - b. Zoning Code Amendment RV Parks – 2022-3.  
Staff discussed the report within the meeting packet, SEPA process and proposed text amendments to the CD, MHP and new Recreational Vehicle Park Zoning requirements.

Without further, Chairman O'Dea closed the hearing at 7:08 PM, and reconvened the regular meeting.
5. BUILDING PERMITS:
  - a. Due Diligence Investments LLC, request for permit for construction of a Commercial Office Building on Lot 3, Block 2, Haven Heights, located at 1521 E. Crawford Avenue, File 2022:7:8-1.  
Staff discussed the application as presented and provisions for compliance with the zoning code.  
Motion to approve for zoning  
Motion carried: 4 – 0. Chairman O'Dea abstaining due to conflict.
6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS:

- a. Audience members questioned the City Staff and Commission members on why smaller farm animals like chickens and rabbits were not permitted within the City. Questions were raised on the process to amend the zoning code and other City codes to allow the raising of farm animals on residential lots, why the regulations could not be changed at any time and how to declare an emergency to make the change.
7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. STAFF REPORT:  
Staff passed out the zoning code update pages for code books copied by the City Clerk.
9. COMMISSION ACTION ITEMS:
  - a. Simonson Zoning Classification Amendment 2022-2.  
Staff discussed the application materials within the packet, process for action on this proposed zoning amendment with the change of zoning from R2A to R3A.  
Chairman O'Dea led the Commission through development of the Findings of Fact and conditions.  
Motion to approve the application as submitted, adopt the findings of fact and recommend to the City Council for approval.  
Motion carried: 5 – 0.
  - b. Recreational Vehicle Park Zoning Code Amendment 2022-3.  
Staff discussed provisions of the new draft code sections as well as current provisions that regulate for this type of land use.  
Motion to approve the Zoning Code Amendment 2022-3 as provided, adopt the findings of fact and recommend to the City Council for approval.  
Motion carried: 5 – 0.
10. ADJOURNMENT: The meeting was adjourned at 8:35 PM.

  
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Bill O'Dea, Chairman

  
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Roger Krieger, Planning Director