PLANNING COMMISSION MEETING MINUTES
September 15, 2026 | 4:00 p.m.

Present:
Chairman Ryan Lambert
Commissioner Hazel Barnett
Commissioner John Zabell

Absent:
Commissioner Peggy Harris
Commissioner Sue Ranger

Others in Attendance:
Administrator Treesa Morales, Clerk/Treasurer, Dorraine Bigby, Byron Gumz, YVCOG, Keelan Naasz, YVCOG

1. Chairman Lambert called the meeting to order at 4:00 p.m.

2. Approval of minutes from August 3, 2026 meeting

Chairman Lambert asked if the Commissioners had an opportunity to review the minutes. Hearing no corrections, Chairman Lambert requested approval of the minutes. By voice motion, minutes were approved.

3. Public Hearing – none

4. Old Business
    a. Continued Review of Proposed Updates to Zoning

YVCOG Planners Naasz and Gumz continue the discussion regarding the proposed changes to NMC Title 17 Zoning Ordinance. Planner Naasz begins the discussion, directing the Commissioners to page 3, regarding the definition for "Cottage Housing." Chairman Lambert noted the smaller homes generally have common spaces and felt the 1200 sqft maximum noted in the definition was sufficient. Commissioner Zabel agreed. Chairman Lambert asked if the ADU's had a reference to 1000 sqft and if there is a height limit? Planner Gumz said the limitation cannot be more restrictive than a single family home and referenced Union Gap's limitation of 1500 sqft. Chairman Lambert said he would support a 1500 maximum and said he would like to discuss the lot coverage. Commissioner Zabel noted that the ADU cannot be larger than the primary house. Planner Naasz reminded the Commission of the discussion for sight screening and the requirement for trees or bushes when an R1 zoned parcel meets up with a R2 zoned parcel. Chairman Lambert said he remembered the conversation of a living evergreen or a

filtered screen would work between the two parcels. Planner Naasz suggested the town create an approved tree list and said she would come up with some language for sight screening.

The conversation then moved to discussion of proposed ADU language in 17.35 (page 61). Planner Naasz noted the language allowing ADUs to be placed directly on a property line abutting an alleyway. Commissioner Zabel said he did not think many builders would choose to do that as the cost would dramatically increase in order to meet fire-safety requirements in the international building code. Chairman Lambert said he would support a 5-ft set back. YVCOG Planners said that new state requirements require cities to allow ADUs to be placed on the a property line abutting an alleyway, unless they are regularly plowed. Administrator Morales said she thinks the alleys are plowed but would check with the Public Works Staff.

Planner Naasz noted the proposed changes to short term rentals on page 63. The group discussed the pros and cons of short-term rentals and ultimately decided to keep short-term rentals as a permitted but conditional use.

Planner Naasz reviewed the added language for co-living and noted, for zoning purposes, each sleeping area counts for ¼ of a unit. Commissioners reviewed the language and noted that this type of housing is not very popular in this area.

Planner Naasz then reviewed section 17.35.040 on page 65 for emergency and transitional housing. Administrator Morales requested to change section 7(c) regarding recreational vehicles and limiting them to a 3-day maximum parking on public streets – so it will match other areas of the code.

Planner Naasz discussed the language proposed for section 17.35.050 Cluster Development and details of section C for condominiums and a homeowner's association. Planner Gumz said perhaps it could be re-worded to say maintenance agreement since sometimes cottage developments are owned by one individual and the homes are rented out. Commissioner Barnett said she would want to include language allowing each home to have some control over what is planted directly outside of their cottage. Planner Gumz noted there are lots of different types of names for the same shared landscaping responsibility. Commissioner Zabel suggested language that allows for some variance in what type of agreement is selected, but that it must be approved by the planning commission. Administrator Morales suggested adding a definition for condominiums to the definitions list at the beginning of the zoning code. Planner Naasz said that not all cottage developments are classified as condominiums and noted the difference is financial requirements.

Commissioner Zabel asked for clarification on 17.35.080(A), specifically for temporary small houses. Planner Gumz said he believes it is the same as saying tiny homes. In the same section, Administrator Morales pointed out some adjustments to the language and the Commissioners focused on section 3 regarding density bonuses for an affordable housing development on real property owned by religious organizations. After discussion, it was decided to strike this paragraph from the draft and address it if an application requesting the density bonus is received.

Lastly, the group reviewed 17.36.020 Parking Standards. Chairman Lambert compared the current minimum standards for A-1-3, and noted the proposed language reads as a maximum standard for A-4 and A-5. Planner Naasz said the new legal requirements for parking for ADUs requires the language to read as shown.

The group noted that was the end of the major proposed changes to the ordinance. Planner Gumz said the next steps include a public hearing and asked when the Commission would like to schedule it. Planner Naasz said the October meeting will not provide enough time for public notice and comment. The group decided the November meeting would be the best time for the public hearing, but that maybe it should be later in the evening. It was decided that a final review would occur at the October meeting and a time for the November public hearing could be decided then.

5. New Business - None
6. Other Business

7. Adjournment

Hearing no further discussion, the Chairman Lambert said he would entertain a motion to adjourn. Commissioner Zabell moved. Commissioner ~~Ranger~~ BARNETT seconded. Motion approved via voice vote. Meeting ended at 5:39 p.m.

Ryan Lambert, Chairman