PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 12, 2026
HELD VIA ZOOM & IN PERSON AT CITY HALL

Planning Commission Members Present: Tom Sahlberg (Chairperson), Jim Baumker, Dg Garcia, Charlie Jencks, and Gene Heuschel

Adjunct Member(s) Present: Abby Sprague

Staff Present: Amy Mullerleile, Lance Mueller, Dan Maus, and Kathy Cummings

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present. A motion to excuse Commissioners Phil Folyer, Joe Mann, and Troy Mullenix was made by Commissioner Baumker, seconded by Commissioner Jencks. The motion was carried unopposed.

In lieu of the Pledge of Allegiance, Chairperson Sahlberg asked the commission to take a moment to reflect on the last 12 days of the Spokane Complex fires and to continue to help and serve our community.

Review of Agenda: Commissioner Jencks motioned to approve the agenda, seconded by Commissioner Baumker. The motion passed unanimously.

Approval of Minutes: Commissioner Jencks motioned to approve the July 8th meeting minutes, seconded by Commissioner Sprague. The motion passed unanimously.

Workshops:

Development Code Amendments: Gen Dial and Liam Taylor, consultants with SCJ Alliance, presented more of the state mandated updates and revisions to the City's Development Code. Staff and the Commission discussed the proposed updates throughout the presentation. Staff clarified the distinction between the definitions of a public tree and a street tree in response to questions. A final packet of all the red-line changes to the Development Code will be presented to the commission at the next meeting that is scheduled for September 9th.

Citizen Comments: None

Secretary's Report: Staff updated the Commission on the SEPA status of the Comprehensive Plan draft. Staff will forward the agency comments received to the commission at the close of the 60-day comment period next week.

At the next meeting the Commission will consider allowing manufactured homes to be used as offices as a limited use within certain zones. If the Commission is agreeable, this will be included with the other red-line changes proposed.

An administrative interpretation will be written for Bretz's RV to allow for temporary placements of camp trailers on site to assist the public affected by the recent fires.

Commissioner's Reports: Commissioner Baumker questioned whether the Commission would be responsible for approving a requirement that housing units have air conditioning. It was clarified that such a requirement would be determined by the City Council.

Adjournment: Commissioner Garcia motioned to adjourn the meeting, seconded by Commissioner Baumker. The motion carried unanimously. The meeting was adjourned at 5:09 p.m.