



## Memorandum

**To:** Planning Commission  
**From:** Steve Bennett, Planning Director  
**Date:** December 4, 2020  
**Re:** December 8, 2020 Meeting Agenda Item: 2021 Commission Work Priorities  
**Attachments:** None

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At the November 10th meeting, the Commission decided to discuss work priorities for the next year at the December 8<sup>th</sup> meeting. The following items are ones that the Commission could start on early next year.

**Resume review and discussion of the Shoreline Master Program (SMP) Update** - In September 2019, the Commission received a presentation on the draft SMP Update and then held a public hearing in October. The SMP Update review was put on hold due to a priority being placed on Town Center Code Update. The nature of the updates to the SMP are generally technical, there were relatively few comments from the public during the public engagement process and at the hearing. The City's consultant has incorporated responses to agency comments into the most recent draft. The Commission could potentially reacquaint itself with the current draft over a meeting or two and make a recommendation to Council for its adoption at a third.

**Update of the City's Accessory Dwelling (ADU) Regulations** – In recent meetings, various Commissioners have expressed an interest in considering updates to these regulations to encourage the construction of more ADUs. A rough estimate would be that the Commission might spend four meetings reviewing current regulations, considering comments and presentations from interested citizens, and reviewing draft amendments prior to making a recommendation to Council. The subject code provisions are brief in nature so this issue could be one among others on future agendas.

**Update City's Wireless Facilities Regulations** – In recent years the Federal regulations have been adopted that are inconsistent and supersede the City's regulations relating to wireless facilities (equipment and antenna structures that provide mobile device services). The City Attorney has prepared a draft ordinance that could be ready for review by the Commission in the first quarter of next year. The draft regulations are technical but not too are extensive in nature so this issue could also be one among others on future agendas.

There are addition priorities that the Planning Department has identified but they require consultant assistance and, until budget revenues have stabilized, funding for those code updates (such as the sign code), is on hold.