

Planning Commission
MS Team Virtual Meeting
Meeting Minutes
July 21, 2020

Approved: Rmd



Acting Chair Christine Lavra called the meeting to order. Commissioners in attendance: Chris Holland, Michael Zelinski, and Michael Finch.

Commissioners Absent: Greg Tisdell, Adam Yanasak, Carly McGinn, and Alex Lark

Commissioner Absent during Roll Call: Kathryn Beck

Staff Present: David Stalheim, Steve Ingalsbe and Kathy Davis

Meeting Minutes

Motion: Commissioner Finch made a motion to approve the July 7, 2020 meeting minutes. Commissioner Zelinski seconded the motion.

Vote: Commissioner Finch, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Acting Chair Lavra, yes.

Motion Carried.

Commissioner Comments

None

Staff Comments

David Stalheim, Interim Planning Director, stated that there was no meeting scheduled on August 4 assuming the Commissioners agree to move forward with the public hearing on August 18. Planning Commission action on Rethink Zoning is scheduled on September 8.

Item 1: Rethink Zoning

David Stalheim, Interim Planning Director, presented information on the plan and code amendments, the summary documents, the public comment tracker on the web, the action requested to call for public hearing, and reviewed the next steps. In response to Commission feedback, amendments were made to the definitions for "Clinic" and "Office," the definitions for "Duplex" and "Townhouse" were added to Chapter 4, and the front setback in the Light Industrial 2 zone was amended to 20 feet.

Commission Discussion

Commissioner Zelinski asked about the minimum units addressed in the R-3 and R-4 zones in Table 6-6. Mr. Stalheim responded that the intent to require a minimum number of units in those zones was to address underdevelopment in multiple family areas.

Acting Chair Lavra asked about the similarities between “Government administrative offices” and “Government” definitions in Chapter 19.04. Mr. Stalheim responded that in Chapter 5 those uses were treated differently. The administrative office was allowed in more zones than government facilities. Acting Chair Lavra stated that the definitions should match the Use Table more closely. He stated that he would review the definitions.

Commissioner Zelinski asked about the 90% transparency requirement in TOD areas addressed in Table 12-4. He commented that the existing 60% transparency requirement along pedestrian streets appeared adequate. Mr. Stalheim responded that he had received requests to lower that requirement; however, the staff recommendation was to provide a modification process to lower that standard. Commissioner Holland asked about the modification process. Mr. Stalheim responded that part of that criteria would include superior design and public notice.

Item 2: Public Comments

Jean Sati-Hewitt, 3324 Grand Avenue, thanked Mr. Stalheim for meeting with the neighborhood. She asked that the City reinstate the proposed rezoning of the Norton/Grand Historic Overlay Zone north of 35th (Map 26) with R-2, single family zoning. She was concerned about the density changes in the proposed UR3 zone to 29-units per acre which she felt was inappropriate in an historic neighborhood. She asked if the Historical Commission reviewed the proposed changes to the historic resources chapter.

David Koenig, 1302 Madrona, asked staff to provide a summary of any changes proposed to the public notice requirements.

Elizabeth Koenig, 3516 Norton Avenue, would like more information on the properties rezoned from R-1 to R-3, and public notice process for those properties.

Ken Ries, 3427 Norton Avenue, echoed Jean Sati-Hewitt comments and supported the request to rezone the northern half of the Norton/Grand Historic Overlay to the R-2 zone.

Brian Parkington, 4908 Rucker Ave, stated that he didn't want any one neighborhood to get special treatment in the process unless all neighborhoods were allowed the same treatment. He was concerned about public outreach and involvement during the pandemic. He agreed with the current ongoing process.

Mary Rollins, 1626 46th Street SE, echoed Mr. Parkington's comment.

Item 3: Other Business

Mr. Stalheim asked for Commission's support to move forward with a public hearing on the Rethink Zoning amendments for August 18th.

Commission Discussion

Commissioner Holland asked about the intent for the public hearing. Mr. Stalheim responded that it would be scheduled as a "no action" public hearing and formal action on September 8th.

Motion: Commissioner Holland made a motion to hold the public hearing on August 18, 2020. Commissioner Beck seconded the motion.

Vote: Commissioner Finch, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Holland, yes; and Acting Chair Lavra, yes.

Motion Carried.

ADJOURNED 7:20 PM



Planning Commission Secretary

9-1-2020

Date



Administrative Assistant

8-18-2020

Date