

**Planning Commission
MS Team Virtual Meeting
Meeting Minutes
August 18, 2020**

Approved: kmd



Chair Adam Yanasak called the meeting to order. Commissioners in attendance: Chris Holland, Greg Tisdell, Christine Lavra, Michael Zelinski, Carly McGinn, Alex Lark, and Michael Finch.

Commissioners Absent: Kathryn Beck

Staff Present: David Stalheim, Steve Ingalsbe and Kathy Davis

Meeting Minutes

Motion: Commissioner Zelinski made a motion to approve the July 21, 2020 meeting minutes. Commissioner Lavra seconded the motion.

Vote: Commissioner Lark, abstain; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Lavra, yes; Commissioner Tisdell, yes; Commissioner Holland, yes; and Chair Yanasak, yes.

Motion Carried.

Commissioner Comments

None.

Staff Comments

David Stalheim, Interim Planning Director, stated that the Planning Commission action on Rethink Zoning is scheduled on September 8. Scheduled on September 15th is a public hearing on the Housing Hope proposal. He reminded Commissioners the Housing Hope proposal was a quasi-judicial land use matter so no ex parte communication outside of the Planning Commission hearing.

Item 1: Rethink Zoning Public Hearing

Chair Yanasak asked Commissioners if they had any questions for staff before opening the public hearing.

Commission Discussion

Commissioner Lavra asked if Commission would get a copy of all the City responses to the public comments received prior to the action meeting on September 8. Mr. Stalheim responded yes. He added that there were a couple comments that came in on the merger lot provisions that staff had initially eliminated; however, staff will bring that back to Commission with a recommendation to restore the merger lot provisions in Chapter 38.

Commissioner Tisdell commented that the real estate and finance market trends could shift in response to the way citizens and businesses have worked remotely during the COVID pandemic. He asked if the Rethink zoning amendments were approved, could those amendments be revised in response to the new trends. Mr. Stalheim responded that the code changes proposed provide more flexibility under a performance-based zoning approach, and consolidation of the land use map designations provide greater flexibility to deal with code amendments.

Commissioner Zelinski suggested that staff prepare a table to show where changes are proposed to the review and public notification processes along with the reason for the changes in response to some of the comments received. Mr. Stalheim responded that information was identified in the summary document for Title 15 and in Chapter 5. He reviewed the Use Tables in Chapter 5 with Commission.

Public Comments

David Koenig, 1302 Madrona, referenced his comment letter and recommended that code changes which affect single family areas be paused including subdivision changes, the merger clause removal, public input changes which reduce notice requirements to citizens, changes to who makes land use decisions, criteria for modification of code standards, and the option for measuring the heights of buildings. He agreed with Commissioner Zelinski's comments regarding preparing a table that shows where changes are proposed for both the review and public notice processes. He would like the amendments done in legislative format.

Jean Satti-Hewitt, 3324 Grand Avenue, thanked Mr. Koenig for his comments. She was concerned about the up zone of R-3 zoning which increases the density, diminishes lot sizes, and changes to the standards within historic neighborhoods. She was concerned about unlimited density in historic overlay zones under the review process of a Planning Director's decision. She asked that Planning Commission reject the revisions made to the Historic Resources chapter. She was also concerned about public notice in the historic neighborhoods.

Ismail Mohammed, 3102 Rucker Ave, asked about micro units and tandem parking. Under the parking modification standards, he would like to add electric vehicle charging stations.

Andrea Tucker, 3330 Wetmore, stated that she works in real estate and agreed with Commissioner Tisdell regarding his comments on changes in the market trends. She was concerned with the public notice amendments and proposed amendment to building height measurement.

Motion: Commissioner Holland made a motion to close the public hearing except to leave the public record open for written comments thru 5 p.m. on Tuesday, September 8, 2020. Commissioner Zelinski seconded the motion.

Vote: Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Lavra, yes; Commissioner Tisdell, yes; Commissioner Holland, yes; and Chair Yanasak, yes.

Motion Carried.

Commission Discussion

Commissioner Holland asked Mr. Stalheim if he would like Commissioners to submit their comments prior to the meeting on September 8, 2020. Mr. Stalheim encouraged Commissioners to submit their comments as soon as possible.

Commissioner Lavra would like to have the comments shown in legislative format. Mr. Stalheim responded that the new chapters would be available in legislative format. Summaries for amended chapters will also be provided.

Commissioner Tisdell asked if Legal reviewed the legitimacy of remote meetings with regards to the open meetings act. Mr. Stalheim responded yes.

Commissioner Holland asked about the Housing Hope application. Mr. Stalheim responded that the information is on the City's website. Commissioner Holland asked Mr. Stalheim for the link.

Commissioner Lark asked about the land use change to Walter Hall Golf Course. Mr. Stalheim responded that the property was designated as parks and open space. Commissioner Lark was concerned about that use and would like to see a better green space for that area.

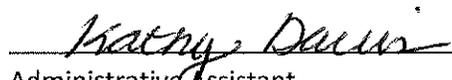
Chair Yanasak was concerned about the changes to the public notice requirements. Mr. Stalheim is meeting with Administration on the public notice amendments.

ADJOURNED 7:50 PM



Planning Commission Secretary

9-30-20
Date



Administrative Assistant

9-8-2020
Date