

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN PERSON AT THE MILL

November 2, 2022

CALL TO ORDER: 6:01 PM by Chair Todd Welch

MEMBERS PRESENT: Todd Welch, Mike Duerr, Linda Hoult (excused early), Janice Huxford, John Cronin, and Connor Davis

MEMBERS ABSENT: Jennifer Davis

STAFF PRESENT: Planning Manager David Levitan, Clerk Jennie Fenrich

OTHERS PRESENT: City Council Liaison Gary Petershagen and members of the public

Commissioner Welch called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

Roll Call: All present except Commission Jennifer Davis. Her absence was excused by motion. Commissioner Hoult was excused at 7:00pm when she needed to leave unexpectedly.

Guest business: None

Approval of Minutes: Minutes of October 19, 2022 were approved as written. Commissioner Linda Hoult motioned and Commissioner Connor Duerr seconded (motion carried unanimously).

Public Hearing: 2022 Comprehensive Plan Docket (LUA2022-0137)

Planning Manager David Levitan provided the staff presentation ([Powerpoint link](#)) for the 2022 Comprehensive Plan Docket, which had been ratified by the City Council in March 2022 and the materials for which can be found in the [November 2 meeting packet](#) (Item 5). He provided an overview of Text Amendments T-1 through T-8, which he noted were fairly minor in nature with the exception of a new format for Tables 9.1 and 9.2 of the Capital Facilities Element (Amendment T-5) and two new goals (and underlying policies) for the Parks, Recreation and Open Space Element (Amendment T-3). He clarified that Amendments T-7 (20th St SE Corridor Subarea Plan) and T-8 (Lake Stevens Center Subarea Plan) were related to (and continent on) Map Amendments M-1 and M-2, respectively.

He detailed that [Map Amendment M-1](#) (20th St SE properties) had begun as a citizen-initiated proposal (LUA2022-0057) and that it had been expanded to include one additional parcel (10610 20th St SE) and adjacent city right-of-way based on previous Planning Commission and City Council feedback. He continued that [Map Amendment M-2](#) (Chapel Hill properties) had been added to the docket following the City Council's adoption of [Resolution 2022-12](#), which authorized the surplus and sale of two

cityowned parcels. He also noted that the Planning Commission had previously discussed another potential map amendment (M-3) during their July 15 work session and had expressed their support for changing the land use and zoning designations for the 97th Dr SE cul-de-sac (Area C) from commercial to residential. While that proposal was not included in the meeting packet based on a Council preference to defer most land use changes until the 2024 periodic update, Planning Manager Levitan noted that commissioners could add it back in as part of their recommendation to City Council.

Following the staff presentation and a few clarifying questions from commissioners, Chair Welch opened the public comment period, and the city received comments from the following individuals:

- 1) Al Lansing, property owner, 10610 20th St SE Mr. Lansing provided testimony consistent with the written comments (see pages 1-3 of [public comments document](#)) that he had submitted on October 31, in which he stated he was not supportive of Map Amendment M-1, and that he did not want his property rezoned to commercial.
- 2) Colin Krieger, Chapel Hill area resident Mr. Krieger testified that he was opposed to Map Amendment M-2, as he felt that the community had expressed their desire through previous city surveys that the site should include a public space, and that there was also a lack of parks or recreational spaces in the Chapel Hill neighborhood. Mr. Krieger also submitted written comments ([pages 5 and 6](#)).
- 3) Jason Bishop, Chapel Hill area resident Mr. Bishop testified that he was opposed to Map Amendment M-2, agreeing with several of Mr. Krieger's comments about the lack of park space in the Chapel Hill area and referencing the proposed new goals and policies in Amendment T-3 that called for designating parks and recreation facilities as critical infrastructure and a vital public service and identified the need for additional active recreational spaces.
- 4) David Morris, property owner/representative for 2.3 acres at SE corner of Chapel Hill and 99th Mr. Morris testified that he believed that the two city-owned parcels in Amendment M-2 were appropriate for commercial development. He stated that he would welcome the city to discuss the potential acquisition of two properties owned by his family's trust that are located across the street from the city-owned parcels if the city wanted to pursue the development of a park or other public space within the Chapel Hill area.

Chair Welch closed the public comment period of the hearing, and the Commission began their discussion and deliberation. Commissioners were comfortable with the proposed text amendments, so moved on to discussion of the map amendments. There was consensus among commissioners that Mr. Lansing's property should be removed from Map Amendment M-1; Commissioner Huxford also noted that she was generally not supportive of the overall amendment.

Commissioners were also in agreement that [Map Amendment M-3](#) - which would change the land use designation from Commercial to High Density Residential with an associated rezone from Commercial District to R8-12 for twenty parcels off of 97th Dr SE – should be included in their recommendation to City Council.

Commissioners had more detailed discussions on city-initiated map amendment M-2, noting that the City Council had already voted to surplus the properties with the intention to sell them for private development, but that they also needed to consider public comment in opposition of commercial

development of the properties. 3 After a series of preliminary motions to gauge Commission support for individual components of the docket, the Planning Commission approved a motion to recommend City Council approval of the 2022 Comprehensive Plan docket as detailed in the [summary table](#), with the following changes:

- Remove the property at 10610 20th St SE from Map Amendment M-1;
- Not recommend Map Amendment M-2; • Recommend the addition of Map Amendment M-3, which will require additional public notice;
- Revise Text Amendment T-7 to account for the refinement to Map Amendment M-1; and
- Not recommend Text Amendment T-8, which would reflect on proposed changes in Map Amendment M-2.

The Planning Commission's recommendation will be considered by the City Council during a November 22 public hearing. Public comments in advance of and during that public hearing will be accepted.

Commissioner Reports:

Commissioner Connor Davis gave appreciation for all the work put into the Comprehensive Plan. Commissioner Cronin thanked the citizens who were in attendance tonight. Commissioner Huxford wanted it noted that during the Short Term Rental hearing one of the Council members referred to waterfront property owners as a special class of people. She urged people to vote for the elected officials and noted that the November 15th meeting is the final decision for the Short Term Rental ordinance. Chair Todd Welch thanked all the audience participants and assured them their comments will be shared with the City Council.

Director's Report:

Planning Manager Levitan informed commissioners that the public hearing for the short-term rentals code amendment was scheduled for November 15, and that the public hearing for the storage facilities code amendment was scheduled for November 8. He also noted that the city had launched a survey on housing needs on October 19 and that approximately 200 responses had been received as of November 2.

He provided an overview of upcoming meetings, including a Housing Forum on November 29; the Commission's regular meeting on December 7, which would include a joint public hearing with the Department of Ecology on a minor SMP amendment; and a joint Council/Commission meeting on November 13.

Adjourn: Moved by Commissioner Connor, seconded by Commissioner Huxford to adjourn the meeting at 7:38 p.m. The motion carried unanimously.

Jennie Fenrich, Planning Commission Clerk