



PLANNING COMMISSION
Meeting Notes of April 3, 2019

Members present: Margot Kelly, Lamont King, Charles Mathews, Joel Metlen and Carrie Pellett
Members absent: Jim Farrell and Gary Walvatne
Staff present: John Boyd, Planning Manager; Darren Wyss, Associate Planner and Dan Olsen, City Attorney
Guests: Bill Relyea, City Council Liaison

PREHEARING MEETING

In the absence of Chair Walvatne, Vice Chair Mathews will serve as Acting Chair for tonight. Chair Mathews called the work session to order in the Rosemont Room at City Hall. Commissioner King inquired if the PC can suggest the requirement for sidewalks not be followed. Mr. Olsen explained that the code allows fee in lieu instead of sidewalks if the PC has the cost details from Public Works or at least a cost estimate of what the fee in lieu would be, which the PC doesn't have. If the PC is inclined to allow a fee in lieu, this hearing would have to be continued to get the necessary information. The other issue is that if sidewalks are required in the Transportation System Plan, then fee in lieu is not an option. Mr. Wyss noted that "alternate" sidewalks are not included in the Public Works Design Standards. Commissioner King would like to explore this further.

(00:01:43)

REGULAR MEETING - CALL TO ORDER

Acting Chair Mathews called the meeting to order in the Council Chambers at City Hall.

(00:02:06)

APPROVAL OF MEETING NOTES: JANUARY 23, 2019

Commissioner Joel Metlen **moved** to approve the meeting notes as presented.

Commissioner Carrie Pellett **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Carrie Pellett, Commissioner Lamont King, Commissioner Margot Kelly and Chair Charles Mathews

Nays: None

Abstentions: None

The motion passed 5-0-0

(00:03:26)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:03:50)

PUBLIC HEARING: 6-LOT SUBDIVISION, WATER RESOURCE AREA PERMIT AND HABITAT CONSERVATION AREA REVIEW AT 3841/3843 MAPLETON DRIVE, SUB-18-03/WAP-18-04/WRG-18-03 (STAFF: DARREN WYSS)

Chair Mathews explained this is a quasi-judicial decision and unlike in legislative hearings, where personal opinion may come into play, quasi-judicial hearings must be grounded in the relevant code, and if the application meets the code, the Commission must approve it.

Chair Mathews then outlined the procedure for the hearing. After the preliminary legal matters, staff will make a presentation, followed by the applicant, then any citizens who wish to address the issue will be given the opportunity. Finally there will be time for rebuttal by the applicant. The applicant will have 20 minutes initially, plus ten minutes for rebuttal. Any members of the audience that wish to speak must complete a "Sign In/Testimony Form" and turn it into staff in order to testify. Commission members may ask questions of the applicant, staff, or anyone else who testifies.

Chair Mathews opened the public hearing.

Mr. Olsen provided the preliminary legal matters.

The hearing commenced with a staff report presented by Darren Wyss, Associate Planner.

Rick Givens and Bruce Goldson presented for the applicant.

Steve Hopkins testified he is concerned about ongoing construction on the street, daylighting the stream on the property and insufficiently supervised problems with neighborhood development. Matthew Williams expressed similar concerns as Mr. Hopkins. He suggested a continuance is needed to get more answers about the project.

Mary Robinson testified the applicant built three houses uphill from the proposed development. During the neighborhood meeting in January, the applicant was told about issues with the packed gravel (instead of sidewalks) at the completed site. The gravel washes into the road, making it hazardous for pedestrians. The applicant noted they would take care of it but to date has not. Ms. Robinson is concerned the developer will use gravel again for the new development, making the situation worse.

Cindy Kauffman testified the creek is too dangerous for houses to be so close. She also wants to know when the setback rules changed. Ms. Kauffman believes there needs to be more discussion. Shane Hu and Helen Lee are concerned about driveway access and the adequacy of the onsite stormwater management.

Dave Robinson and Margaret Murphy did not wish to testify but requested standing.

Rick Givens and Bruce Goldson addressed some of the public concerns and answered questions from the commissioners.

Chair Mathews requested clarification from Mr. Olsen regarding a continuance.

Commissioner Joel Metlen **moved** to continue SUB-18-03/WAP-18-04/WRG-18-03 to April 17 and leave the record open.

Commissioner Lamont King **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Carrie Pellett, Commissioner Lamont King, Commissioner Margot Kelly and Chair Charles Mathews

Nays: None

Abstentions: None

The motion passed 5-0-0

(02:21:20)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Commissioner Pellett is concerned about meeting cancellations and if there can be a “backup agenda” ready to go for when there is an open meeting date. Mr. Boyd explained the staffing situation in the planning department as well as the process for moving things forward. Council goals to the docket to the planning commission.

Commissioner Pellett also wondered about having a joint meeting with the Sustainability Advisory Board. Her thought is data collection on new materials to work into the code.

(02:14:16)

ITEMS OF INTEREST FROM STAFF

Mr. Boyd noted City Council is close to adopting their goals. When final, Mr. Boyd will provide a copy to the PC. Street standards and the Sanitary Sewer Master Plan are on the horizon.

Councilor Relyea shared that council is looking for the PC to entertain a recommendation to close the gap on an applicant’s ability to withdraw an application after there has been a public hearing. It’s not a council goal but a question on the table for the PC to address.

Chair Mathews asked about the Parks Master Plan Update and reiterated the PC wants a full redline version of the plan. Councilor Relyea explained that is what City Council wants as well.

(02:28:53)

ADJOURNMENT

There being no further business, Acting Chair Mathews adjourned the meeting.