



Planning Commission Special Meeting November 18, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Kimberly McCormick Osmond started the meeting at 6:02 PM. Commissioners in attendance were William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews, and Yesh Subramanian. Vice-chair Joe Paar was absent and excused. City Staff present were Interim Planning & Community Development Director Mark Hofman, Senior Planner Jennifer Sutton and Administrative Specialists Jane Rasely and Maria Dozeman who monitored recording and prepared minutes.

The Land Acknowledgement was read, and the agenda reviewed. There were not any conflicts disclosed.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and approve meeting minutes from October 28, 2021

[Cover Page](#)

[Planning Commission Minutes DRAFT 102821.pdf](#)

Motion: I'd like to put a motion forward to move to accept the minutes dated October 28, 2021, as written and presented.

Chester/Subramanian: Passed Unanimously

3) PUBLIC COMMENT

None.

6) PLANNING DIRECTOR'S REPORT

Planning Director's report was provided early to keep the public hearing on track.

Interim Director Mark Hofman introduced himself and provided an update on topics of interest.

4) PUBLIC HEARING

4.a [Public Hearing on Ordinance No. 2021-35, Extension of the Housing Design Demonstration Projects \(HDDP\) program, BIMC 2.16.020.S,](#)

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[HDDP Program Summary Presentation.pptx](#)

[Ordinance No. 2021-35 Extending HDDP Program.docx](#)

[BIMC 2.16.020.S Housing Design Demonstration Projects.pdf](#)

[Comprehensive Plan Goals and Policies that support HDDP.pdf](#)

Senior Planner Jennifer Sutton provided a review of Ordinance 2021-35 before the public hearing was held.

The public hearing was opened at 6:26 PM.

Phedra Elliott - Spoke in favor of the HDDP ordinance extension.
Jonathan Davis - Spoke in favor of the HDDP ordinance extension.
Charlie Wenzlau - Spoke in favor of the HDDP ordinance extension.
Lisa Neal - Spoke against the HDDP ordinance extension.

The public hearing was closed at 6:34 PM.

Motion: I move we keep the percentages 50% but make it mandatory that 100% of the 50%, as stated by Commissioner Blossom, apply to low income and below strata as well as the table on p 24 be struck and replaced with a checklist as suggested by Commissioner Osmond.

Subramanian/Blossom: Passed Unanimously

5) NEW BUSINESS

5.a Review Ordinance 2021-38 to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

Cover Page

Staff Memo.docx

RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf

Ordinance No. 2021-38 Relating to Affordable Housing on Religious Properties.docx

Exhibit A Use Table 18.09.020.pdf

Senior Planner Jennifer Sutton provided an overview of the draft ordinance.

Public Comment

David Swartling - Spoke in favor of the ordinance.

Pastor Paul Stumme-Diers - Spoke in favor of the ordinance.

Phedra Elliott - Spoke in favor of the ordinance.

Jonathan Davis - Spoke in favor of the ordinance.

Lisa Neal - Spoke against the ordinance.

7) FOR THE GOOD OF THE ORDER

8) ADJOURNMENT

Meeting adjourned at 8:13 PM.



Maria Dozeman, Administrative Specialist

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Chair, William Chester