



**PLANNING COMMISSION SPECIAL MEETING
MARCH 10, 2022
Meeting Minutes**

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

Chair Sarah Blossom called the meeting to order and read the Land Acknowledgement at 6:02 PM. Commissioners in attendance were Yesh Subramanian, William Chester and Lisa Macchio. City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning and Community Development Director Mark Hofman, Senior Planner Jennifer Sutton, Senior Planner Kelly Tayara and Administrative Specialist Maria Dozeman who monitored the recording and prepared minutes. Commissioner.

The agenda was reviewed and no conflicts disclosed.

Commissioner Ariel Birtley and Vice Chair Ashley Matthews joined the meeting shortly before Public Comment began.

Absent: Commissioner Deines.

2) PUBLIC COMMENT - no public comments

[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

3) PUBLIC PARTICIPATION MEETING, HYLA HIGH SCHOOL

[Cover Page](#)

[Hyla High School_Project Narrative_2022-1-18.pdf](#)

[Hyla High School_Zoning Summary_1-18-22.pdf](#)

[220118 Hyla High School PreApplication plan set.pdf](#)

Chair Sarah Blossom opened the Public Participation Meeting.

Senior Planner Kelly Tayara introduced the project.

Charles Wenzlau, representing the applicant, presented details of the Hyla High School project.

Public Comment

Ryan Daniel - Concerned about traffic pattern given proximity to residences.

Piper Thornburgh-Supports the project.

Sandra Talcott-Concerned about traffic on a narrow road and does not support the site becoming an educational facility.

Jim Hopper – Supports the project.

Susanne Lindsley – Concerned about traffic impact.

Gerri Harrington - Concerned about traffic and noise.

Jane Greenberg - Concerned about traffic, noise and light pollution
Bob Greenberg – Had questions about what current zoning allows for the site.

4) PUBLIC HEARING, ORDINANCE 2022-02

[Staff Memo.pdf](#)

[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.pdf](#)

[Ordinance No. 2022-02 Exhibit A.pdf](#)

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

Senior Planner Jennifer Sutton gave a presentation on the background that led to Ordinance 2022-02
Chair Sarah Blossom opened the public hearing.

David Swartling-Supports the ordinance but concerned about feasibility of the project given the conditions being suggested by the Commissioners.

Mary Claire Kersten - Spoke in defense of the Comprehensive plan. Concerned about 800% increase in density.

Jim Halbrook - Concerned that greed is driving the project and worried about project impacting quality of his neighborhood

Jim Hopper - Supportive of project

Susan Bisnat – Has several concerns. Would like there to be more communication with the neighborhood.

Jeff Hahto – Concerned about the sewer contaminating existing wells.

Paul Stumme-Diers - Supports the ordinance but supports amending the ordinance to increase flexibility.

Phedra Elliott-Concerned about some of the conditions/requirements being discussed by Commissioners.

Ron Peltier-Concerned about plan to amend ordinance and impact to special nature of property. Spoke about several concerns.

Jason Wilkinson-Supports intent of the policy and believes it is motivated with good intent. Has concerns.

Maria Metzler - Supports the amendment to meet the great need for Affordable Housing.

Joe McMillan- Would like the process to slow down. Worried about destroyed habitat and character of the area when increased density is pushed outside the high density core.

Talis Abolins-Urged the Planning Commission to move forward quickly with the density range originally shared by Bethany Lutheran. A plan that isn't extreme but is a middle ground.

Bob Russell-Supports project moving forward.

Tom Croker- Support project moving forward.

David Smith - Supports project.

Jonathan Davis - Further explained the project and feels that project is rational. Asks for Planning Commission to approve.

Commissioner Subramanian, through a presentation, showed how the public comments broke out in support vs. against the project and why.

Commissioners discussed the ordinance.

From Sarah Blossom - At the next meeting, make changes to Ordinance but unlikely to be resolved until first meeting in April. Commissioners should email staff any motions they would like to make at the March 24 meeting by 9am Friday March 18, in order to include those motions in the March 24 packet.

5) UNFINISHED BUSINESS – None discussed

6) NEW BUSINESS – None discussed

7) PLANNING DIRECTOR'S REPORT

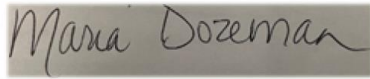
Two Commissioner vacancy positions appointed on Tuesday night at the March 8 City Council meeting. New Commissioners will be training and will need time to come up to speed. Work of the Planning Commission needs to be done within the public meeting setting. Commissioners were invited to provide agenda items to Jennifer Sutton by 9:00 AM Friday for inclusion in the Agenda Packet.

8) FOR THE GOOD OF THE ORDER

Upcoming Preapplication Conference on March 29th regarding New Brooklyn Gardens and two commissioners need to attend to observe. Commissioners Birtley and Mathews will attend. Commissioner Macchio asked about a Long-Term Work Plan expected of the Planning Commission and Interim Planning Director, Mark Hofman, responded. Climate Action Plan presentation will be included in the agenda for the April 14th Planning Commission Special Meeting.

9) ADJOURNMENT

Meeting adjourned at 9:44 PM



Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair