



PLANNING COMMISSION SPECIAL MEETING
April 28, 2022
Meeting Minutes

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

Chair Sarah Blossom called the meeting to order at 6:00 PM and read Land Acknowledgement. Commissioners in attendance were Yesh Subramanian, William Chester, Ashley Mathews, Lisa Macchio and Ariel Birtley. Commissioner Ben Dienes was absent and excused. The agenda was reviewed and there were no conflicts to disclose.

City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Senior Planner Jennifer Sutton and Senior Planner Kelly Tayara. Administrative Specialist Maria Dozeman monitored the recording and prepared the minutes.

2) PUBLIC COMMENT

2.a Public Comment

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[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Renni Bispham, encourages the Planning Commission to continue to use an equity lens to ensure the impact of policies and regulations increases success for all groups.

Ron Peltier, provided comment on HDDP and loophole that allows ADUs resulting in 500% density bonus.

3) NEW BUSINESS

3.a Planning Commission Consideration of Public Comments, Deliberation & Recommendation on Wyatt & Madison Apartments Site Plan Review (City File No. PLN51796 SPR)

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[Wyatt & Madison Staff Report to Planning Commission.pdf](#)

[Applicant Narrative submitted 17NOV2021.pdf](#)

[Applicant Decision Criteria Evaluation submitted 17NOV2021.pdf](#)

[Plan Set submitted 27JUL2021.pdf](#)

[Revised plan sheets 14, 15, 16 submitted 07FEB2022.pdf](#)

[Revised plan sheets 2, 5, 6, 7, 8.3, 9.3, 10, 11.2, 12, 13 submitted 24FEB2022.pdf](#)

[Revised Tree Retention Analysis and Plan \(sheet L200\) submitted 19APR2022.pdf](#)

[Planting Plan submitted 17NOV2021.pdf](#)

[Plant Schedule submitted 17NOV2021.pdf](#)

[Arborist Report submitted 17NOV2021.pdf](#)

[Revised Supplemental Landscape Plan Information submitted 17NOV2021.pdf](#)

[Civil Plans submitted 17NOV2021.pdf](#)
[Civil Engineer memo submitted 17NOV2021.pdf](#)
[Traffic Impact Analysis submitted 27JUL2021.pdf](#)
[Draft Park Easement submitted 17NOV2021.pdf](#)
[Public Comment 51796 SPR Harmeling 120621.pdf](#)
[Public Comment 51796 SPR Albert 120721.pdf](#)
[Public Comment 51796 SPR Houck 120721.pdf](#)
[Public Comment 51796 SPR Harmeling 121621.pdf](#)
[Public Comment 51796 SPR Hotchkin 12172021.pdf](#)
[Public Comment 51796 SPR Smith 121821.pdf](#)
[Public Comment 51796 SPR Parsons 121921.pdf](#)

Kelly Tayara, Senior Planner, presented the staff report.
Bruce Anderson, Greg Van Patten and Phedra Elliot each provided a brief presentation
Public Comment: None

Motion: I move to add a condition that covered secured parking facilities for a total of 50 bikes is provided and that condition is met by utilizing some of the covered parking spaces and spacing is adequate for e-bikes.

Blossom/Subramanian + friendly amendment (Macchio)

AYES: Blossom, Mathews, Macchio, Birtley, Subramanian

NOES: Chester

Motion carried 5-1

Vicky Clayton, provided Design Review Board background information.

Motion: I move to recommend the approval of the Wyatt & Madison project with the added condition that covered secured parking facilities for a total of 50 bikes is provided and this condition is met by utilizing some of the covered parking spaces and spacing is adequate for e-bikes.

Mathews/Macchio

Motion carried 5-0

4) UNFINISHED BUSINESS

4.a Discuss Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

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[HDDP Program Summary Presentation.pptx](#)

[Staff Memo.docx](#)

[Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx](#)

[Exhibit A to BIMC 2.16.020.S. HDDP.docx](#)

[Feb 8 2022 Council Mtg Minutes.pdf](#)

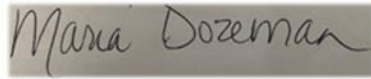
Presentation given by staff member Jennifer Sutton. The Planning Commission requested that staff provide information about Mr. Peltier's comment to the City Council on February 8, 2022 and to the Commission that night, and how Ordinance No. 2022-01 may be amended to respond to the comment.

5) PLANNING DIRECTOR'S REPORT

6) FOR THE GOOD OF THE ORDER

Jennifer Sutton confirmed June 7 is the date for the Planning Commission report to City Council on the Planning Commission April 14 action on Ordinance 2022-02.
Discussion amongst some commissioners regarding a post from Next Door application.

7) ADJOURNMENT - 8:00 PM

A handwritten signature in black ink that reads "Maria Dozeman".

Maria Dozeman, Administrative Specialist

A handwritten signature in black ink that reads "Sarah Blossom". Below the signature, the text "Sarah Blossom, Chair" is printed in a smaller font.