

I. Call to Order

Members Present: Mike O'Brien, Chair; Abby Bleything, Vice-Chair; Amy Houghton; Joe Perron; Sarah van Ryckevorsel; Brendan Sage

City Staff Present: Eric Vorwald

Guests Present: Kristine Lott, Mayor; Elaine Wang

Call to Order by: Mike O'Brien

Meeting Start Time: 6:36 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 3 – 0 – 1

Motion by: Sarah

Second: Joe

V. Public Hearing – Draft Amendments to the ULUDR – Incentives for Housing Priorities

Eric provided an introduction to this item and indicated that there were several changes since the Commission last reviewed the document that he would highlight. Mike noted that since there was no public in attendance that he would wait to open the hearing until after the changes were reviewed and discussed. All were in agreement with this approach.

Eric began the discussion by reviewing the proposed changes which include amendments to Section 2.4 which is the land use table, Section 4.12 which includes parking regulations, and Section 5.14 which is the new section that provides incentives and definitions for priority housing. The Planning Commission was comfortable with the proposed changes in Section 2.4 and Section 4.12. When the discussion moved to Section 5.14, the Planning Commission engaged in significant discussion regarding the requirements for affordable housing as drafted in Section 5.14.D.1.

Several questions were asked related to the standards that were drafted, including clarification on the intent and process that was described. Eric provided feedback and information to the Commissioner's regarding the intent of the language. The members discussed alternatives and

ways to clarify the language, however nothing specific was decided. Eric clarified the intent of the Planning Commission's concerns with this section and offered to draft new language for consideration.

Eric continued to review the draft language. The next section that received discussion was related to parking. Eric indicated that the reference in Section 5.14.F.2 needed to be amended to include a reference to the parking in the Downtown Core as outlined in Section 3.6, or the entire section needed to be amended so that the priority housing incentives would apply to all zoning districts except the Downtown Core. After a detailed discussion on the differences between the parking standards for the Downtown Core versus other districts, it was decided to leave the Downtown Core out of this section with the option to include it back after more discussion.

With time running short, Eric provided an overview of the new section related to density bonuses. He indicated that this section would apply to residential zoning districts (R-A, R-B, and R-C) that proposed both affordable units and units with three bedrooms. He further clarified that the density bonus was not a guarantee, but would only be available for projects that were able to meet all of the dimensional standards included in Section 2.5. The Commission generally understood the information in this section, however they did not engage in a detailed discussion and agreed to revisit this discussion at a future meeting.

With a review of the draft complete, Mike indicated that, since a public hearing was warned, one should be opened. At 8:13 PM a motion was made by Brendan to open a public hearing. All were in favor. With no public in attendance, a motion was made by Sarah and seconded by Brendan to close the hearing. All were in favor and the hearing was closed at 8:14 pm.

VI. General Discussion on Future Planning Commission Activities

Due to time, Mike recommended this item be discussed at a future meeting.

VII. City Updates

Mayor Lott provided an update indicating that the City Council approved the creation of an Inclusion and Belonging Commission. This commission would have a slightly different approach whereby each member would be a liaison to the other commissions to help ensure discussions and decisions consider equity. Eric indicated that the parking inventory, analysis, and management plan would be presented to Council at their meeting on April 18th.

VIII. Other Business

Eric stated that the next meeting would be on May 12th. Amy indicated that she would be stepping off the Planning Commission at the end of the fiscal year in June.

IX. Adjourn

Motion by: Amy

Second: Brendan

Meeting End Time: 8:28 PM