



Planning Commission Meeting Minutes for – January 10, 2018

Chair McNett called the meeting of January 10, 2018 to order at approximately 6:15 p.m.

Roll Call

Members Present: Commissioners McNett, MacKenzie, Graf, Mount, Cleland McGrath, & Moffitt

Members Absent: Commissioner Doll

Minutes

Minutes of December 13 & 20, 2017 approved as read

Correspondence

Planning Director, Don Measamer, welcomed two new Planning Commissioners, Jeff Graf and Ward MacKenzie. Commissioner McNett was appointed Chair, and Commissioner Cleland McGrath, Vice Chair. The voting was unanimous.

Old Business

Proposed Affordable Housing Demonstration Program

Don Measamer, Planning Director, presented draft code language.

Commissioners questioned the use of 50% Area Median Income (AMI), 80% AMI instead of 50% AMI, draft development standards, parking requirements, impact, and open space areas. Mr. Measamer clarified that using 80% AMI has been discussed, the demonstration program is generally stricter, parking requirements could vary by traffic reports, and Mr. Measamer stated language could be changed regarding allowed open space in their recommendation, and clarified that the proposal is a change to development regulations, not project dependent.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn provided the RCW for state law requiring a minimum of 50% or less AMI. Mr O'Hearn expanded on a letter he provided prior to the meeting, and requested clarification regarding departures, the definition of income, and binding property owners.

With no further comments, Chair McNett closed the public hearing.

Mr. Measamer suggested several changes from the previous draft code with staff recommendations, including the concerns from Mr. O'Hearn. Commissioner Cleland-McGrath made a motion with suggested revisions by staff, to recommend approval of the demonstration project. Commissioner Moffitt seconded. The vote was unanimous.

Chair McNett called the meeting to a close at approximately 7 p.m.