Planning Commission Minutes

May 3, 2018

City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:32 p.m. by Chair Dimmott.

MEMBERS PRESENT
Chele Dimmott, Jennifer Gilbert-Smith, Jennifer Harjehausen, Jonathan Ingram, and Murray Williams

MEMBERS ABSENT- David Caudle, Elizabeth Porter

STAFF PRESENT
Brian Bykonen, Associate Planner and Code Enforcement Officer
Salina Lyons, Principal Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA
➢ C1. Commissioner Ingram moved and Commissioner Williams seconded to approve the March 15, 2018 minutes and meeting agenda for May 3, 2018. Motion carried 5-0.

CITIZEN COMMENTS – None

UNFINISHED BUSINESS – None

PUBLIC HEARING

Chair Dimmott opened the public hearing.

Associate Planner and Code Enforcement Officer, Brian Bykonen provided the staff report proposing the zoning code amendment to reduce the current 10’ setback to 0’ on the east side of SE Wax Road. Jenkins Creek, the associated wetlands, and the required roadway dedications limit the buildable areas on several parcels. Exhibits were provided as part of the packet which help demonstrate what development could look like with a 0’ setback.
Public Testimony

Marlin Gabbert, architect and planner representing Dr. Goraya. They are developing a project on SE Wax road and they support the 0’ setback. The current 10’ setback creates unusable space along the sidewalk. The buffer requirements, the 40’ right-of-way dedication, and the 10’ setback limit the developable area.

Peter Wilkins, Kent resident, requested clarification of a 0’ setback.

The record is noted that a letter from Jennifer Anderson, representing the Master Builders Association of King and Snohomish Counties, was submitted in support of reducing the setbacks.

No further comments were received from the public.

Chair Dimmett closed the public hearing.

Mr. Bykonen explained that a 0’ setback means that the building could be placed up next to the sidewalk. There are two buildings along SE Wax Road that were constructed with a 0’ setback (Daniel Ross Salon and the Apex Building).

Commissioner Ingram asked for the setback on the west side of SE Wax Road. Mr. Bykonen noted the west side of the road is the Town Center (TC) zone and the current setback is 0’.

Commissioner Ingram also asked if staff considered proposing a setback between 0’ – 10’. Ms. Lyons responded that staff proposed the 0’ setback to match the existing buildings and similar to the code that was in effect at the time they were constructed. Ms. Lyons noted that the four other zones in the downtown have a 0’ setback and street frontage requirements. Changing the setback back to 0’ would align with the other zones.

Commissioner Gilbert-Smith moved to recommend to the City Council to adopt the amendment to CMC 18.31.090 to reduce the street setbacks on the east side of SE Wax Road from 10’ to 0’ in the Mixed Housing Office (MHO) zone. Commissioner Williams seconded the motion.

The record is noted to reflect that when Chair Dimmett asked for a vote, Commissioner Ingram was still considering his vote. The Commissioners all agreed to restate the motion.
ADJOURN
The May 3, 2018 Planning Commission Meeting adjourned at 7:05 p.m.

Respectfully submitted,

[Signature]
Kelly Thompson, Planning Commission Secretary
Commissioner Gilbert-Smith moved to recommend to the City Council to adopt the amendment to CMC 18.31.090 to reduce the street setbacks on the east side of SE Wax Road from 10’ to 0’ in the Mixed Housing Office (MHO) zone. Commissioner Williams seconded the motion. Motion carried 5-0.

NEW BUSINESS - None

ATTENDANCE VOTE
- Commissioner Ingram moved and Commissioner Gilbert-Smith seconded to excuse the absence of Commissioner Porter and Vice Chair Caudle. Motion carried 5-0.

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS
Staff and Commissioners welcomed Commissioner Harjehausen to the Planning Commission.

Ms. Lyons noted that the regularly scheduled Planning Commission meeting on May 17, 2018 will be cancelled. Staff will continue working on the Shoreline Master Program and the sign code updates. The public hearing for the 2018 Annual Comprehensive Plan Docket will be going before the City Council next week. The applications include a request from Oakpointe to increase the commercial and residential building square footage in the Lakepointe Development and a request from Soos Creek Water & Sewer District to change the zoning on the Calhoun Pit.

Commissioner Ingram asked if Oakpointe’s request to increase the building square footage is approved, would their fees increase accordingly? Ms. Lyons responded that noise, transportation, environmental impacts, and fees would be reevaluated.

Commissioner Ingram gave kudos to staff on traffic control for the Chick-Fil-A.

Commissioner Gilbert-Smith gave her wishes for a Happy Mother’s Day.

Chair Dimmett thanked staff for the communication regarding traffic for Chick-Fil-A.