

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

May 9, 2012
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Turner, Commissioners Carlson, Ferris, Hamlin, Laing, Tebelius

COMMISSIONERS ABSENT: Commissioner Sheffels

STAFF PRESENT: Paul Inghram, Nicholas Matz, Janet Lewine, Department of Planning and Community Development;

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:49 p.m. by Chair Turner who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Sheffels who was excused.

3. PUBLIC COMMENT – None

4. APPROVAL OF AGENDA

Commissioner Tebelius moved to approve the agenda as printed. Commissioner Laing seconded the motion, which carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

6. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram informed the Commission that in two weeks the city would host a Department of Commerce “Short Course” on planning, a session that will focus on planning and how local government operates in Washington state. He noted that members of the public are welcome to attend.

Commissioner Hamlin reported that the Eastgate/I-90 land use/transportation study wrapped up a couple of weeks ago. The final plan was presented to the City Council and was accepted. Some of the proposed land use changes will be coming before the Commission in the future.

7. PUBLIC HEARING

Mr. Inghram and Senior Planner Nicholas Matz briefly explained the city’s annual

Comprehensive Plan amendment process and the public hearing process.

A. Holy Cross Lutheran Church 12-104583 AC (4315 129th Place SE)

Commissioner Carlson moved to open the public hearing. The motion was seconded by Commissioner Laing and the motion carried unanimously.

Associate Planner Janet Lewine, introduced the proposal. The Holy Cross request involves a map change to the Comprehensive Plan designation from Single Family High to Multifamily Medium for the 3.13-acre site in the Factoria subarea. The property is bounded on the west by Factoria Boulevard near Newport High School; on the north by Newport Way near the newly developed Andrew's Glen affordable housing project; on the west by 129th Place SE near a neighborhood zoned Single Family High; and to the south a development designated Single Family High. The subject property is currently the site of a church and a daycare. The applicant is seeking a concurrent rezone to allow multifamily redevelopment at a density. The applicant's stated purpose is to bring about a development with 40 to 50 units for lower income residents.

Ms. Lewine said the recommendation of staff for the threshold review is to include the proposal in the 2012 work program without expanding the geographic scope.

The expansion of the church use on the property is evidence of a significantly changed condition that was not contemplated during earlier planning periods. In the past religious institutions were primarily used for services and zoned residential as a conditional use that considered the neighborhood context. In recent years a number of religious institutions have expanded their missions to use their sites for affordable housing and shelter. One example is St. Margaret's Episcopal Church to the north of the subject property that in 2007 sought a Comprehensive Plan amendment and subsequent rezone for the same purpose.

In its application, Holy Cross pointed out that affordable housing development is lagging due to lack of funding, and the gap has not been filled with public funds. The Ten-Year Plan to End Homelessness supports involvement on the part of faith communities to meet the need. State legislation passed in 2010, HB-1956, supports affordable housing by faith communities. The church's religious mission has in the past included using its property for public and community involvement, including the Community Gathering Place coordinated by Pomegranate Center.

Ms. Lewine commented that although the properties that surround the subject site are similarly zoned Single Family High, they do not share the required characteristics that would lend credence to expanding the geographic scope.

The staff's preliminary analysis concludes that the proposed amendment would be found to be consistent with Comprehensive Plan policies for infill redevelopment, as well as policies for housing opportunity and affordable housing. The proposal is also consistent with the Growth Management Act and the Countywide Planning Policies.

Mr. Lewine said staff have received comments from about a dozen members of the public. Most have expressed concern about having a multifamily development on the site. The specific concerns voiced have ranged from impacts to single family neighborhood character, to increased

traffic congestion, ingress and egress problems associated with 129th Place SE, school capacity, and concentration of low-income housing.

Ms. Lewine said at the March 14 Commission study session Commissioner Sheffels asked about how the site would be redeveloped. While there is as yet no site plan, Holy Cross has indicated it will retain the church use and place the housing units on the underused portions of the property. All parking requirements would have to be met, both for the affordable housing units and the church use.

At that same meeting a question was asked about how the grade of the site might influence development. Ms. Lewine said there is about a 30-foot grade increase from the Holy Cross western property line to the single family homes to the east, and that could mean development on the western portion of the Holy Cross property would not appear to be taller than the allowed single family building height. The grade increase could also allow under-building parking without additional height.

Access from Factoria Boulevard is unlikely given that the church does not have much property facing that roadway. There is a utility line running north and south that prevents direct access.

Commissioner Carlson asked at the March 14 meeting a question about the types of dwelling units that could be achieved on the site. The current R-5 zoning would allow for around 15 market units; with the 15 percent bonus for affordable housing units, the site could yield as much as 18 units under the current zoning. Under Multifamily Medium with a zoning of R-20, the maximum potential would be 62 units, plus ten units that would be allowed under the affordable housing bonus.

Ms. Lewine said if the Commission recommends including the proposal on the 2012 work program, staff will recommend that in the final review phase the Commission consider a range of designations less than Multifamily Medium in order to address potential issues of neighborhood compatibility.

Commissioner Carlson asked if the church ultimately will own the affordable housing units and handle the running of them. Ms. Lewine said it was her understanding that the church would be seeking a partner to develop and run the units.

Ms. Karen Wimberly, president of the Holy Cross Lutheran Church congregation, thanked the Commissioners and the planning staff for the opportunity to share the church's perspective on the proposed Comprehensive Plan amendment. She provided the Commissioners with copies of letters signed by members of the congregation.

Mr. Lee Wimberly, a member of the church's affordable housing team, said the church is seeking inclusion of the Comprehensive Plan amendment and zone change in the 2012 work plan. He said the church has a history of listening both with its ears and with its heart, especially to those living at the Compass Center, those associated with Congregations for the Homeless, and residents of tent city, all of whom have voiced a desire for a safe place to live, access to good

schools, and respect. The church members have carried on discussion over the past five years during which two dominant passions have emerged: earthkeeping and affordable housing. The members have identified as important the preservation of green spaces, disposition of the existing buildings, the placement of new construction, and traffic impacts. Both Holy Cross and the city of Bellevue have signed into the goals of the Ten-Year Plan to End Homelessness. Every year the interfaith task force on homelessness gathers to monitor the status of the Ten-Year plan and has concluded that housing starts, statistics and numbers do not tell the whole story. The Andrews Glen apartments represent a significantly changed condition.

Continuing, Mr. Wimberly said during the summer of 2011 the church, guided by the Pomegranate Center, designed and built a community gathering place consisting of an amphitheater, a garden shelter, and a gateway on the church property. Community members worked side-by-side with church members on the design, fundraising and construction of the new resources.

Mr. Wimberly said the church set a goal of being a good neighbor. Consistent with that goal, the church in September 2011 conducted a public forum to hear what the neighbors had to say about the proposal to construct affordable housing on the church property. Following that forum, community members attended the monthly meetings of the affordable housing team, and members of the team attended the Lower Somerset Homeowners Association. Local residents clearly care about safety, good schools, density, and property values. Three neighborhood forums were conducted on which the focus was sharing the responsibility for the common good. For the seventh consecutive year the city's Needs Update lists affordable housing as a top priority.

Mr. Wimberly said the Comprehensive Plan amendment offers a response to the comments of the city and the neighbors. The church intends to utilize a community development-based approach similar to the one used in building the community space on the church property. The church wants to see constructed 40 to 50 units of affordable housing on the property, and intends to focus on single-parent families and seniors. Also planned is an on-site daycare, and the church intends to preserve the green and community spaces.

Mr. Wimberly said the Factoria subarea plan outlines a good plan for making a good community better. It calls for maximum utilization of vegetation; superior design to address neighborhood issues; and supporting a diverse community. The proposal will accomplish all of those goals.

Answering a question asked by Commissioner Carlson, Mr. Wimberly said the church has identified several possible partners to operate the apartments. The housing will, however, certainly be a part of the church's mission, and the pea patches and orchard will be used to provide food for the residents.

Commissioner Tebelius asked if feasibility studies have been done to determine if the vision is attainable. Mr. Wimberly said there are examples at other churches in the region that have shown the approach is feasible. Commissioner Tebelius asked if the vision includes retaining the church on the site. Mr. Wimberly said the vision is to have a church on site, but the details about

where the worship space will be has not been worked out. Commissioner Tebelius asked if the partner developer will assume the costs of development. Mr. Wimberly said the church intends to use a certain portion of the asset the church has in the property to fund a part of the project.

Ms. Wimberly said the residents will be required to pay a rent, and the housing partner will screen all clients and make the decisions about the residents.

Commissioner Laing asked if the church will be offering any ongoing financial assistance to subsidize the rent for the housing. Mr. Wimberly said that approach is not factored into the program, nor does the church anticipate receiving any of rent from the development. There will likely be ongoing public subsidies flowing into the project.

Commissioner Laing noted that Ms. Lewine suggested the possibility of exploring a range of designations between Single Family High and Multifamily Medium for the site and asked if the matter might be treated as a contract rezone with limiting conditions placed on the property regarding the ultimate number of units. Mr. Wimberly said the church would like to maximize the number of housing units because of the great need, but the neighbors have expressed concerns about too much density, and the latter is why the vision is for only 40 to 50 units.

Commissioner Laing asked if all due diligence has been undertaken to show that 40 to 50 units can be yielded on the site while maintaining the existing sanctuary or constructing a new sanctuary. Mr. Wimberly said an architect participated in a preliminary site design exercise and concluded that the site could accommodate 60 units and still have the church use.

Commissioner Laing asked any preliminary traffic analysis has been done, and Mr. Wimberly answered that none has to date. Ms. Wimberly pointed out that the site is on an excellent bus line. Mr. Wimberly added that well over half of Andrew's Glen's available parking spaces are empty given that its residents make liberal use of transit given that a large percentage of them do not own cars.

Commissioner Tebelius asked if it is at all possible there will be no church at all on the site when all is said and done. Ms. Wimberly said that option is not in the plans.

Commissioner Carlson said the proposal could be interpreted as being a land grant for a public housing project. Mr. Wimberly said that could be one interpretation. He suggested that discussion is outside the scope of the Comprehensive Plan amendment, but that is not at all how the church has thought of the project. Ms. Wimberly said the church desires to use a parcel of land it owns for the common good. The church does not, however, have the resources to make the development happen, so other agencies will be relied on.

Chair Turner asked how the Holy Cross property is the same or different from the St. Margaret's property on which Andrew's Glen is constructed. Mr. Wimberly said one of the primary differences is that the Holy Cross property is located adjacent to single family housing. The level of density along Factoria Boulevard is such that the Holy Cross property offers a logical extension for it. The slope of the property and the amount of open space it has can be used to

buffer the housing from the adjacent single family developments. The fear that density will continue south on Factoria Boulevard and east on Newport Boulevard is not justified because that would require spot zoning.

Mr. Arnie Brandon, 12839 SE 45th Place, voiced his opposition to the Holy Cross proposed Comprehensive Plan amendment. He said there is no commercial or multifamily buildings of any sort between Newcastle and Issaquah on the church side of Newport Way, and the proposal represents an encroachment. The owner of a nearby property earlier submitted a rezone request to the city, though it was subsequently withdrawn pending the outcome of the Holy Cross request. Other property owners likely will come forward with similar requests should the Holy Cross amendment be approved. The church project will include building large buildings right up against single family residences to the south. Ingress and egress is proposed for Factoria Boulevard, but the church owns very little property that fronts that street; it would make more sense to have ingress and egress from 129th Place SE.

Mr. Mike Lodge, president of the newly formed Lower Somerset Homeowners Association, spoke in opposition to the proposed Holy Cross Comprehensive Plan amendment. He said the Association represents over 260 single family homes, and at present all but one active member opposes the proposal. He suggested the Commission would have a different view should the church come forward with a proposal to operate a business on its property. It is only because they want to replace their aging infrastructure that they have decided to partner with a developer to make that happen. All plans are tentative and the Association is concerned about a number of issues outlined in a document submitted to the city. While it has been stated that the proposal represents a logical extension of what happened on the St. Margaret's site, it should be recognized that Newport Way is the demarcation line between the two districts in Factoria according to the Comprehensive Plan. The proposal relative to Holy Cross is decidedly different from what happened at St. Margaret's, and the Commission should not feel bound to approve the Holy Cross application based on its previous decisions relative to St. Margaret's. St. Margaret's is located on the north side of Newport Way in the area designated as Factoria District 2, whereas Holy Cross is located on the south side of Newport Way in Factoria District 1. Factoria District 2 is clearly commercial by nature, and Factoria District 1 is clearly residential. Any decision to modify the two districts will essentially blend them. People who have purchased homes in the area did so knowing about the church, but none of them considered there could eventually be as many as 60 units of housing on that site. Many of the homes adjacent to the church property are new and the new buildings will look directly down on them.

Commissioner Tebelius asked if the community has concerns about traffic impacts from having a Wal-Mart in the area. Mr. Lodge said the Association has not addressed that issue specifically. The fact is traffic is a mess already in Monthaven, on 129th Place SE, on 130th Avenue SE, and on many of the roads that lead residents to the main arterials.

Ms. Lori Wheatley, 13132 SE 47th Street, said she and her husband have owned and lived in their home for 19 years. She said she does not favor the proposed Comprehensive Plan amendment. Newport Way has served as the boundary for high-density for the single family homeowners of the Lower Somerset neighborhood. The result has been preservation of property values, and a

quiet and peaceful neighborhood. A rezone as proposed would allow for propagation of high-density housing onto the south side of Newport Way. The neighborhood has several large lots and other churches, all of which would then have precedence to follow suit and upzone. There is no other logical geographical boundary south of Newport Way until Coal Creek Parkway. A rezone of the Holy Cross site would in time turn the neighborhood into an extension of the Factoria Mall business district and apartment buildings, possibly reaching all the way to Coal Creek Parkway. Traffic concerns are paramount. The St. Madeline's school daily routes its traffic onto 129th Avenue SE and 130th Avenue SE, which is something they made a good faith promise not to do. The Newport Children's School twice a day creates a bottleneck that backs up into the morning Newport High School traffic that is heading west down Newport Way. The morning drop-off traffic for Puestra del Sol elementary school adds even more cars to the roadway network in the area. The Puestra del Sol school and its neighbors in Monthaven are currently embroiled in a traffic nightmare that has involved the Neighborhood Traffic Services Manager for the city, the police department, and the Bellevue School District. Construction of the Wal-Mart store cannot be ignored in considering area traffic issues. Regardless of where any new development on the Holy Cross site gains access, the traffic will only add to the current terrible traffic issues in the vicinity and will not improve safety. At the heart of the matter is the apparent conclusion that the small Holy Cross congregation needs a new church and cannot afford it so they have found a way to make it happen, but their proposal will change the neighborhood forever.

Mr. Norm Slader, 13150 SE 47th Street, said he and his wife were attracted to the neighborhood they chose to live in by having Factoria shopping close at hand and by having churches buffering the more intense commercial uses from the residential areas. He noted his opposition to the proposed Comprehensive Plan amendment. A four-story building on the Holy Cross site would change the neighborhood. Traffic in the area is a major problem already. Cars coming down 130th Avenue SE out of lower Somerset approaching Newport Way have two choices: they can take 129th Avenue SE or 130th Avenue SE. Cars back up at the stop sign on 129th Avenue SE and must either be pushy or rely on the courtesy of drivers on Newport Way in order to merge. Throwing pedestrians into the mix makes for a bad traffic situation. Adding more traffic to the intersection would only make things worse. It would be impractical to allow access to the Holy Cross property from either Factoria Boulevard or Newport Way, but that means access would have to be from 129th Place SE. There is a general lack of specificity and information in the Comprehensive Plan amendment application. The goals are clear, as is the intent, but little is said about how things will be achieved.

Mr. Ken Andrews, 12905 SE 44th Court, said he and his wife have a lot of concerns about the proposed amendment. No one really knows how things will play out, not even the church; they do not know how many units there will be, who will manage them, nor how much control they will have over the development. He said he participated in the development of the Gathering Place, but has not been convinced by the church regarding the affordable housing project, especially with regard to parking and traffic. When parking becomes a problem on the site, the neighborhood will have to accept the overflow. With transit serving the site, the area will become a de facto park and ride; the property is already being used to some degree for that very

purpose. Development on the church site will block the views of neighbors and will affect their quality of life.

Mr. Craig Clodfelter, 4550 130th Avenue SE, agreed with the previous speakers who spoke opposing the proposed Comprehensive Plan amendment. He said the rezone is not a good idea for all the reasons stated. Traffic and safety should certainly be prime considerations.

Mr. Woody Haizlip, 4540 130th Avenue SE, spoke in opposition to the Comprehensive Plan amendment. He said he and his wife moved to their present house 30 years ago because it was a quiet residential area. He said he was not against St. Madeline's putting in a school, nor was he against the progression of more homes being constructed at R-5 densities, nor was he opposed to St. Margaret's building low-income housing. He said he is not opposed to the Holy Cross congregation or against their wanting to help low-income persons, but is opposed to the rezone. Newport Way serves as a natural boundary between the R-5 residential community and the multifamily developments to the north. He suggested that if he owned the Holy Cross site personally and sought from the city permission to change its zoning as proposed, he would be denied. In consideration how the property should be used, no consideration should be given to who owns it; the only factor should be what is best for the area. If the rezone is allowed, other properties in the area will seek the same change.

Mr. Lawrence Severance, 1332 North 78th Street, Seattle, a member of Holy Cross Lutheran Church, spoke in favor of the proposed Comprehensive Plan amendment. He noted that prior to moving to Seattle he lived in the Somerset and Newport Hills areas. He said the church did a lot of listening to the community and internal soul searching in trying to find an appropriate way to support the concept of affordable housing and homelessness in general. The church, along with the city, has endorsed the Ten Year Plan to End Homelessness and has looked for ways to live out its commitment. In looking at the church's three-plus acres as a potential site for affordable housing, it became apparent that the economies of scale would require the church to look at a possible Comprehensive Plan amendment. That is what led to talks with the community. Opposition did form, and some who attended the meetings were clear about why they did not like the idea. Those concerns would have to be addressed at the planning and permitting stages. Traffic is clearly a concern. Parking is less of a concern. The site is well served by transit, which fits with those who cannot afford housing and probably cannot afford to own their cars. Holy Cross has been stewards of the community through the establishment of a daycare that is used by community residents. The community garden is open to the community as well, and much of the food produced goes to food banks. There are a number of misconceptions floating about with regard to where on the site the units will be, how many there will be, and how tall the buildings will be, but the cart should not be put before the horse; no concrete plan will be produced until it is known for sure redevelopment of the site will even be allowed. There is no plan to abut the new development up against the south side of the property; one conceptual drawing showed units fronting Factoria Boulevard. Ingress and egress will be carefully thought through in the planning stage. The church has discussed with the planning department the notion of restricting redevelopment of the site to affordable housing to avoid the concerns of a bait and switch move. The church desires to address in some small way the problem of homelessness in a way that will benefit the community.

Commissioner Carlson said on May 4 he spoke at a Salvation Army fundraiser from which the funds will be used by their downtown center to help house people fresh out of prison or coming off of addictions. He said then on May 5 he worked at the Momma's Hands fundraiser, a shelter for homeless women with children. He allowed that homelessness is an issue that is near and dear to his heart. Taking steps to address homelessness requires having one's heart in the right place, which the Holy Cross congregation clearly does, and hard thinking about how to be most effective. The fact that there are so many what-ifs regarding the proposal is troubling; that is what is causing the consternation on the part of the community.

Mr. Gary Dalenius, pastor of Holy Cross Lutheran Church, said the church celebrated its 50th anniversary in 2011, and with the exception of its first two years it has been located where it is currently. The church has a decades-long history of extending care, hope and life to the homeless, feeding the hungry, and teaching the children. The Mustard Seed preschool celebrated its 30th anniversary in 2011, which is a mark of the church's commitment to the community. The church has been talking about the homelessness question for the past eight years. In the last three years the church has begun to take seriously who it is and what assets it can bring to the community to address the needs of all people. The church has listened to the call of what it is to be in the world that God loves; it has considered the assets it has to bear on what God has called the church to do and be in Bellevue and in the world; and others have been invited to come and add their voices, including local residents and those who are hungry and homeless. During the last growing season, the pea patch on the church grounds delivered to the Hopelink food bank more than one ton of fresh organic produce. The concerns of the neighbors have been heard. Working with the Pomegranate Center, a community space was created on the church campus, a place where anyone can come to walk, meditate, picnic, play, and to let their imaginations flow. There are still questions unanswered around where the units will be located and who will serve as the development partner, but many steps must be taken first before those questions can be answered. The Commission was asked to approve the proposed Comprehensive Plan amendment as a way to provide housing and the support services necessary to keep those who will live in the units from becoming homeless again. Over the last five years the enrollment at Newport High School has increased ten percent. Fourteen percent of the students are eligible for free or reduced price lunch programs. Between 2007 and 2011 the number of homeless children in the Bellevue School District has increased by 50 percent. The homeless population on the east side of King County has increased in the past five years by ten percent. Approximately 38 percent of the homeless are living in vehicles despite the diligent work of the various groups who are working to end homelessness. What the homeless need is a secure and safe place to live, and safety for their children. Acting to recommend approval of the Comprehensive Plan amendment will confirm for the city a sincerity, dedication and desired partnership for all who seek to call Bellevue home.

Answering a question asked by Commissioner Carlson, Mr. Dalenius said the Holy Cross congregation has a long history of a different sense of mission and focus for itself. There are those who chose to be a part of it and those who do not. The congregation is growing; it is not diminishing.

Commissioner Laing if the church intends to take the equity out of the property to finance the redevelopment of the property. Mr. Dalenius answered that he was unclear how the financial package affects the threshold for the Comprehensive Plan amendment, but allowed that that is one option. There are very few institutions that can singlehandedly build such a development. Andrews Glen is an ideal illustration of that fact, as is the project with Luther's Table in the Renton Highlands. It has taken a number of parties coming together to make those projects work in a way that meets the needs of the community.

Commissioner Ferris asked how the affordable housing will be an extension of the mission of the church. Mr. Dalenius said Holy Cross, St. Margaret's, and St. Madeline's has had a working partner relationship with Congregations for the Homeless. The passion for working to end homelessness can be tied to that relationship, and the church has been searching to fully understand what assets it can bring to make the project real and visceral. When the church purchased the property it was a small farm, and the building housing the preschool was the original farmhouse. The early congregation remodeled a shed on the property into a structure to serve as the first church. The produce from the orchard, part of the original farm, and the pea patch are part of the commitment the congregation has to the homeless.

Commissioner Laing asked how pressing it is to proceed with the vision for the church site in terms of a timeframe, and how prepared the church is to provide the level of detail that has been called for by the community. Mr. Dalenius said the church is committed to working with the countywide Ten Year Plan to End Homelessness. But even with that work the homeless population on the Eastside continues to grow. All of that points to the need to move ahead with the planning work. All of the detail questions will be addressed in time, but none of them can even be entertained until the city gives permission to move forward; it would make no sense at all to spend the money it will take to develop site plans and financial plans before having that assurance. The passion of the church to continue with its focus on the homeless will not change regardless of the outcome.

Mr. Jeffrey Byers, 12989 SE 46th Place, said he is opposed to changing the Holy Cross church site from single family to multifamily. One of the primary goals of the Factoria subarea plan is to protect single family neighborhoods east of Factoria Boulevard and south of Newport Way by encroachment by more intense uses. The church request is contrary to established city policy. The addition of so many housing units in a small area will add traffic to a grid that is already congested during the morning and evening hours. Adding high-density housing will bring more children to schools that are already crowded. There is a need and a responsibility to provide affordable housing in the city, but the south Bellevue area has already accepted a good share of the responsibility. It is not fair to make the area the center for affordable housing. Bellevue already provides a number of affordable housing options; a search of AptFinder.org yielded 14 affordable housing properties in the city, which is more than the seven in Issaquah, five in Kirkland and four in Redmond. The same site indicates that most affordable housing properties in the city show little or no wait.

Ms. Susan Hagensen, 4806 131st Avenue SE, echoed the concerns voiced by other residents of the area. The apartments, the daycare and the church use all generate traffic.

Ms. Dena Fantile, 4722 130th Avenue SE, said she and her husband have lived in their home in the neighborhood for 18 years. She agreed with those who favored not approving the proposed Comprehensive Plan amendment. Newport Way and Factoria Boulevard serve as the line separating high-density uses from single family uses and it should be honored. Crossing the line will open the door for even more density on other properties. The church is serious about its mission and has worked with the local residents, but the proposal does not fit with the local neighborhood.

Ms. Lillian Ewan, 5010 57th Avenue, Seattle, said she neither lives in Bellevue nor is a member of the Holy Cross Lutheran Church. She spoke about the need for affordable housing. She said she has been a real estate agent for eight years. Many have lost their homes and many are trying to save their homes, and they are ordinary people. Holy Cross Lutheran Church is seeking to do something good and wonderful by trying to provide affordable housing. Everyone has been impacted by the economic recession, and the good intentions of the church should be considered. The city should look favorably on the proposal. She allowed that the concerns voiced are valid but said she hoped everyone will open their hearts and minds to make the possibility of affordable housing a reality.

Ms. Sandy Grace, 14216 SE Eastgate Drive, said she has lived in her home for 30 years and has been a member of Holy Cross Lutheran Church for the same length of time. She said she serves on the church's affordable housing team. The passion of the church members to address homelessness, coupled with the challenging economic times, has pushed the church to provide those who are homeless with a safe environment to call home. The single family homes adjacent to the church provide people with a place to live, and the church hopes to provide places for others to live. Traffic is admittedly a problem in the Factoria area, but adding to it may instigate efforts to solve the problem. There is no magic line that says what should be built where. The concern of the community should be for those who are in need of homes and less on what the buildings will look like.

Mr. James Sanderson said he currently has no address and is a resident of a homeless shelter at 2650 148th Avenue SE. He said he is not a member of Holy Cross Lutheran Church and said he supports what the church is trying to do. He said he is a twice honorably discharged combat veteran with four college degrees, no drug or alcohol issues, no legal issues, no psychological issues beyond complex post traumatic stress disorder, and has been homeless since May 1, 2012. He said he has spent time in a tent or on the streets. When a person becomes homeless they lose their address. Often they also lose their family and friends, along with their connections to everything they once knew. In a way they lose their citizenship because of the way other citizens view them. Homeless persons often lose themselves and conclude they no longer have any value to add to society. Without affordable housing, persons have a much higher chance of becoming homeless. Kids cannot succeed in school if they do not have safe and secure homes. The high cost of housing is in fact one of the causes of homelessness. The Eastside as a whole is largely not aware of how much homelessness has increased, and the degree to which people are living on the border of homelessness. The city's 2012 Human Services Needs Update cites the Eastside Homelessness Advisory Committee which calls for a significant increase in prevention

strategies and an additional 633 units of permanent support housing for single adults, 831 units for families, and 71 units for youth. The same report cites the finding of a collection of five public agencies, including housing authorities, which found that the need for affordable housing is growing faster than can be supplied. The Seattle Foundation is projecting that in 2012 Hopelink will have to turn away up to 900 families because of a lack of affordable housing. All citizens want and need opportunities to succeed. Holy Cross is stepping up to do its part, and their efforts should be supported by the city.

Ms. Kimberly Kibby, 4550 146th Avenue SE, said she is a member of the Holy Cross Lutheran Church, a member of the Factoria community, and has children attending Tyee Middle School and Newport High School. She said she works and shops in Factoria, and drives the streets daily. She said what happens in the community is important to her. She voiced support for the proposed Comprehensive Plan amendment even though she will be affected. It used to be that when a house went up for sale in the neighborhood everyone wondered if the owners had been promoted, but now the questions are about whether or not the homeowner is struggling and unable to make their mortgage payments. In the immediate neighborhood of Holy Cross department stores have closed and are making way for discount stores. It is not realistic to think that those who will work in those stores can afford to live in a community that does not find ways to support affordable housing. If they are expected to take pride in their community, steps need to be taken to make the community theirs as well. There are concerns about safety, traffic, and overcrowded schools. The church wants to work with the community in creating something that will be more than the sum of its parts. By working together, it will be possible to create affordable housing that maintains the high standards Bellevue has always been able to achieve.

A motion to close the public hearing was made by Commissioner Laing. The motion was seconded by Commissioner Hamlin and the motion carried unanimously.

Given the hour, Chair Turner questioned whether the Commission would be able to get through its entire agenda during the meeting. Commissioner Ferris concurred and suggested the Commission should focus on getting through all of the public hearings and taking up the study session portion at a future meeting. There was full agreement on the part of the other Commissioners.

****BREAK****

Commissioner Carlson moved to amend the agenda to remove item 8. The motion was seconded by Commissioner Laing and the motion carried unanimously.

B. Leggate-Balwada 12-104612 AC (225, 231, 325 and 335 105th Avenue SE)

A motion to open the public hearing was made by Commissioner Carlson. The motion was seconded by Commissioner Laing and the motion carried unanimously.

Mr. Matz explained that the proposed Comprehensive Plan amendment seeks to amend the map designation for the four-lot configuration totaling just under one acre by changing the current Single Family High to Multifamily Medium. The subject properties represent four of the six properties on the west side of 105th Avenue SE that lie between multifamily development to the north and Wolverine Way, the access road to Bellevue High School, on the south. The Downtown boundary is approximately 500 feet to the north beyond other multifamily, professional office and other office designations. If the amendment is approved, the site could be rezoned to allow multifamily redevelopment at a density of up to 20 units per acre.

Mr. Matz said the recommendation of the staff was to not include the Comprehensive Plan amendment application in the 2012 work program based on the threshold review decision criteria relative to significantly changed conditions. He allowed that Bellevue and the Downtown have changed dramatically over the past 20 years, but pointed out that the Downtown plan itself has been in place since 1991 and has changed very little since then. Development in the Downtown has been consistent with the expectations of the Comprehensive Plan. The applicant noted unanticipated noise and visual impacts as a changed circumstance of adopted policy, but changing to a higher density would not resolve those impacts. The fact that the two single family properties to the south of the subject site redeveloped shows that the surrounding area remains appropriate for single family residential development. It cannot be argued that there have been changes to the plan map or text that suggests an unanticipated consequence for the subject property. The Southwest Bellevue subarea plan guides redevelopment in the area by specifying the location of land uses in the Bellevue Way corridor in order to lend stability to development expectations.

The application site is on the western border edge of a larger single family neighborhood that is generally between 105th Avenue SE and 108th Avenue SE. The neighborhood includes a mix of older and new single family housing and gains access through multifamily development areas on 105th Avenue SE and 106th Avenue SE. There is a distinct and substantial topographic break between the application site and the commercial properties on the east side of Bellevue Way.

Mr. Matz stressed that staff was not recommending expansion of the geographic scope of the proposed Comprehensive Plan amendment.

Mr. Joe Tovar, agent for the applicants, provided the Commissioners with colored contour maps of the subject properties and surrounding areas. He pointed out the topographic grade between the four properties and the surrounding areas. The properties across the street to the east are some 20 feet higher in elevation, and the single family further to the east is some 50 feet higher. To the west is a commercial corridor along Bellevue Way. There are multifamily developments to the north and the northeast. To the east is single family along 106th Avenue SE that can only be accessed from SE Cliff Place. Downtown Bellevue is to the north, and Bellevue High School is to the south, and the thoroughfare between those two activity centers is heavily used, which is a significant changed circumstance. SE Wolverine Way hosts traffic to and from the high school and drivers cutting through to get to Main Street. There are sidewalks from Main Street toward the subject property, but they do not extend all the way, resulting in a pedestrian safety hazard for those who must walk in the street.

Continuing, Mr. Tovar said redevelopment of the subject property at a medium density would result in a minimal increase in traffic. The city's formula for figuring trips indicates a multifamily development would add only three trips at peak hour over what currently exists. Neighborhood safety would improve through the installation of some 300 feet of sidewalk on the west side of 105th Avenue SE.

Questions have been raised by area residents about what a redevelopment to multifamily would mean. Mr. Tovar said the maximum number of units would be 14 given the size of the property, and the maximum building height would be 30 feet, which is the same allowed for single family homes. Because the site is in a transition area, design review would be required and the transition area standards would apply. Development at that scale would not be a problem for the neighborhood.

Mr. Tovar indicated that the threshold question is whether or not significant change has occurred. The staff and the applicant agreed that the first four criteria spelled out in the code are met by the application. Criteria F and H are not on point because no expansion of the scope is proposed, and there is not state law requirement or court decision that is driving the decision. Criterion G is an open question that cannot be answered until a fuller analysis is conducted at a later time.

Mr. Tovar allowed that Criterion E, which relates to changed conditions, is the key issue. The Southwest Bellevue subarea plan was last looked at in 1996. The staff holds the view that significant changes have not occurred, but the applicants believe otherwise. Significant change is defined as demonstrated evidence of change, such as unanticipated consequences of adopted policy, or changed conditions on the subject property or in the surrounding area. He emphasized his belief that the word "or" is not conjunctive, meaning the change does not need to involve both the subject property and the surrounding area. The fact is things have changed on the property and in the neighborhood since 1996. One of the rental properties on the east side of 105th Avenue SE has in fact converted in effect to a multifamily in that it has been reconstituted as a rooming house. Since 1996 the city has also attempted to deal with spillover parking problems from the high school and the traffic on the street associated with the high school, but with mixed results; effective or not, it represents a change.

Mr. Tovar argued that the application merits taking a closer look and doing more analysis before a final decision is reached.

Ms. Irene Leggate, 325 105th Avenue SE, said she and her husband have lived in their home for 53 years. In that amount of time there have been significant changes in the area, including the conversion of single family properties to multifamily properties and developments. A condominium development is smack up against the Balwada property line. The entire neighborhood turned out to protest the establishment of the rooming house, but their arguments were unsuccessful; she said that facility is directly across the street from her house, and that has changed the neighborhood. In just the last two years a notice was posted for a property on Bellevue Way that heralds the coming of a four-story building where before there has only been single-story buildings; that will impact the subject properties in a number of ways. She said her

two children were raised in the neighborhood during the time when it was a wonderful single family neighborhood. She noted that she and her husband have always been active in the city in a variety of ways. Anymore, however, residents along the street do not even know each other and choose not to be involved in civic matters. The four properties could be redeveloped in a planned manner that would help to bring families together and function as a vital part of the downtown community.

Mr. Tovar said one advantage of redeveloping the properties would be the extension of the sidewalk from Main Street. That would improve safety. Development of attached dwelling units will not change the fact that there is noise, light and shadow coming from the west, but intelligent building and space design could mitigate those impacts.

Commissioner Laing moved to close the public hearing. It was seconded by Commissioner Ferris and the motion carried unanimously.

C. Banner Bank 12-104617 AC (12433-12443-12453 Bel-Red Road NE)

Commissioner Laing moved to open the public hearing. The motion was seconded by Commissioner Tebelius and the motion carried unanimously.

Mr. Matz said the proposal for the three-parcel office properties on Bel-Red Road across the Coca Cola bottling plant is to change the map designation from BR-ORT to BR-CR. A concurrent rezone application has been submitted as well. The properties gain access from 124th Avenue NE, Bel-Red Road, and NE 10th Place. The subject property's southern boundary is coterminous with the southern boundary of the Bel-Red subarea. The entire subarea, including the subject property, was reviewed during the Bel-Red planning process that ran from 2006 to 2009 and which resulted in a new subarea plan and comprehensive zoning categories. The subject site was previously zoned Office. The subject property is not located adjacent to residential zoning and therefore was not affected by the residential transition standards that limit building height. During the Bel-Red planning process the area in which the subject property is located was changed from Office to Bel-Red Office/Residential Transition which allows for office and residential uses with heights of up to 45 feet with a density of up to 0.75 FAR.

Mr. Matz said the recommendation of the staff regarding the Comprehensive Plan amendment was that it not be included in the 2012 work program. While the argument has been made that economic conditions are constraining office development in the subarea, the conditions are not significantly changed relative to a site-specific Comprehensive Plan amendment. If the Commission chooses to advance the proposal, however, the staff recommends expanding the geographic scoping to include properties along the south side of Bel-Red Road to the Single Family Medium line.

Answering a question asked by Commissioner Tebelius, Mr. Inghram said the area was rezoned in 2009 as part of the Bel-Red subarea planning exercise. The site was previously zoned Office and was rezoned to the new BR-ORT designation, which has an FAR of 0.75 and a 45-foot height limit. The applicant is seeking a change to BR-CR, which has an FAR of 2.0 and a height

limit of 70 feet. The entire Bel-Red corridor was subjected to an extensive study, including public input and review by the Planning Commission. The zoning that was ultimately adopted was intended to be in place until at least 2030. The subarea plan includes a recommendation to review the plan in terms of how well it is functioning after five years, which would be another two years in the future.

Commissioner Carlson said it was his understanding that the buildings on the south side of Bel-Red Road would have blockage via landscaping between themselves and any residential areas. Mr. Inghram said the current BR-ORT includes standards that are intended to provide transition to the single family neighborhood. That factor plays into the discussion of geographic scope and why the eastern portion should be included or not.

Commissioner Tebelius asked about affordable housing and Mr. Inghram said the Bel-Red plan includes incentives for affordable housing that would apply to the higher intensity zones; the incentives do not apply to the current zoning on the subject property but could apply to the zoning being sought.

Commissioner Laing moved to open the public hearing. The motion was seconded by Commissioner Tebelius and the motion carried unanimously.

Mr. David Plummer, 14414 NE 14th Place, said the Bel-Red steering committee considered various zoning and land use densities during their deliberations. The committee endorsed a preference for retaining low-density transitional zoning for the properties on the south side of Bel-Red Road between 124th Avenue NE and 148th Avenue SE. Committee co-chair Terry Lukens concurred with the endorsement and pointed out that the committee discussed the fact that housing in the area could only be one lot deep; he voiced his support for including the phrase “very low intensity” in referring to the housing in the area. City staffer Kevin O’Neill said during a steering committee meeting in 2006 that the Bel-Red area vision contemplates the same intensity of development along the southern edge of Bel-Red Road as currently exists. Planning Director Dan Stroh during the same meeting added that the committee recognizes the fact that the Bel-Red Road has a character, the flavor of which is important to local residents, and that no suggestions had been made to bring about drastic changes that would alter the character. Somehow in spite of such grand and glorious language the decision was made to adopt much more intense zoning for the south side of Bel-Red Road than was ever contemplated during all of the public discussions. Even so, no one can point to any conditions that have substantially changed along the strip. The Commission was urged not to add the item to the Comprehensive Plan work program.

Mr. Ed Springman, 13646 NE 37th Place, spoke as the owner of the subject property on which the building burned to the ground the day after Christmas. The site has since been scraped clean and the focus has turned to what can be done in redeveloping the site. By adding a third story, the building could be made more economically feasible. However, the zoning that is in place will not allow for that, unless the building is constructed with only eight-foot ceilings, which is not very appealing in an office building. It would be a challenge simply to reconstruct the original building given the new requirements that are in place. Under the proposed zoning, a

third story could be included and the economics would change dramatically. The area is going to change over time as evidenced by the fact that the zoning has been changed and light rail will be coming through. The Commission was urged to include the proposal on the Comprehensive Plan amendment work program.

Answering a question asked by Commissioner Laing, Mr. Springman said in order to meet the new codes, a vault to contain stormwater runoff, complete with oil separators, will have to be constructed at a cost of about \$450,000. The zoning applied to the site during the Bel-Red process represents only a small increase in development potential, and it is highly questionable whether even rebuilding the original building would pencil out given current rents. The buildings remaining on the subject properties are older and at some point they will be obsolete. As things stand under the current zoning, the best that can be done is to rebuild the exact same buildings, but even then the new buildings will have to adhere to the new building regulations.

Mr. Monty Schneider, 13127 Homes Point Drive NE, Kirkland, read into the record a statement from his partner Dave Geddis, co-owner of the building adjacent to Mr. Springman's building. He said their business was located to the subject property from downtown Bellevue and said there are no plans for redevelopment of the site at the current time. He expressed disappointment at not being included in the Comprehensive Plan for higher development in the future. The intent is to grow and expand with the community. The current zoning should be changed to BR-CR to make it financially feasible to improve the property in the coming years. The building was purchased in December 2011; it is over 30 years old and there will come a time when it will need to be redeveloped. Rents in the area are very low and the expectation is they will remain low for a long time. The property is different from other parts of the Bel-Red corridor; it is close to all the interchanges, is accessible from the downtown, and is in effect a gateway to the Bel-Red area. Downtown traffic is such that it only makes sense for the city to move in the direction of Bel-Red. When the original zoning was done there were houses on the other side of the building; those are no longer there. The development on the north side of Bel-Red Road will affect the property, though there will not be any benefit resulting from it. There will also be significant changes to the transportation system with the widening of 124th Avenue NE, the East Link route through the corridor, and the addition of Rapid Ride to the southern portion of the corridor. Redevelopment of the building with eight-foot ceilings will not work.

Mr. Bill Somers, 845 106th Avenue NE, spoke as the owner of the building on the southeast corner of Bel-Red Road and 124th Avenue NE that used to be occupied by Safeway. The rezone work done two years ago will benefit the city, however when the work was done the south half of the street was forgotten. Major improvements to the arterial, including light rail and intensive development on the north side, will impact but not benefit the properties on the south side of Bel-Red Road. The zoning in place currently works fine for the building as it is, but will not accommodate future redevelopment. The building is in a transition zone, but there is nothing to transition from or to. The north side will redevelop over time under the fantastic plan that is in place, but the south side will not because it makes no economic sense to do so under the current zoning. The proposed Comprehensive Plan amendment should be approved.

Mr. Bob Sternoff, 255 7th Avenue South, Kirkland, said he owns the Banner Bank building. He said his family moved to Bellevue in 1957 when the city looked much different than it does today. There were dirt roads, homes using private wells, and septic tanks. He said a friend lived in a single family house on a farm located on the property where the Banner Bank building now stands. Bel-Red Road itself was poured concrete and was not very wide. The Safeway distribution center and the Coca Cola plant were there, as were a number of other businesses that are no longer there. He said he purchased the Banner Bank building in 1991; at that time the economy was down and the buildings were mostly vacant. He said the zoning in place did not seem to fit, but the city promised that a study would get under way soon. In the early 2000s when the market had turned, redevelopment was not possible because the same zoning was still in place. In 2006 the long-awaited Bel-Red study began, but in the end the properties on the south side of Bel-Red Road were left with a zoning that represented only a minimal increase in density. For people driving east into the Bel-Red area, the properties on the south side of the road will be the first thing they will see, and as such it is a gateway. The property owners just want to be treated fairly. There is no single family in the area, thus the site should not be considered to be in transition to anything. Clearly there have been and will continue to be significant changes, even since 2009. Flexibility is needed to allow redevelopment to happen in an orderly manner in a place where redevelopment makes sense. Expanding the geographic scope is not necessary because the properties further to the east do abut single family properties.

Answering a question asked by Commissioner Tebelius, Mr. Sternoff said his property has a stormwater detention system that also serves the building owned by Mr. Somers. However, to meet the new national, state and county codes will be astronomically expensive and cannot be recovered simply by raising rents because no one will pay the higher rents. It will take more square footage to make redevelopment pencil out. Otherwise the reality is what is there currently will be there for a long time to come.

Commissioner Carlson moved to close the public hearing. The motion was seconded by Commissioner Laing and the motion carried unanimously.

D. Lorge-Benis/Newport Professional 12-104629 AC (4307 and 4317 Factoria Boulevard SE)

Commissioner Carlson moved to open the public hearing. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

Mr. Matz said the application seeks to amend the map designation on the two-parcel 0.6-acre site from Professional Office to Community Business. He noted that the applicant has proposed attaching development conditions which would prohibit retail uses on the ground floor of redeveloped buildings, and which would require an affordable residential housing component. A chiropractic building is located on the northernmost site, and there are two small office buildings located on the southernmost site. To the northwest there is a separate parcel that houses a dental office, and the collective parcels are surrounded by Newport High School. The third parcel, which is not part of the original Comprehensive Plan amendment application, is recommended

for inclusion through geographic scoping should the proposal be made a part of the 2012 Comprehensive Plan amendment work program.

Mr. Matz said the recommendation of the staff is not to advance the application. The proposal does not meet the criterion of changed circumstance that warrants a new review of the Comprehensive Plan. When the Factoria subarea plan was updated in 2006 it clearly established a focus for commercial activity in and around Factoria Mall. The subject property was considered and the Professional Office designation was deemed appropriate as a transitional use between the more intense commercial uses to the north, the surrounding high school, and the residential neighborhood to the east. No changes to the area are in evidence that were not anticipated by the subarea plan.

Mr. Robert Thorpe, 7438 SE 27th Street, Mercer Island, said the application is far different from those submitted in the past. He suggested the comments made by Mr. Tovar regarding changed circumstances fits not only the application he represents but the Lorge-Benis application as well. The application seeks a change that will allow for two stories of office. The building in the northwest corner is nonconforming and actually protrudes over a property line; it has a number of conformity and code issues, but it would be allowed to do some redevelopment that would address those issues. The site is 35 feet lower in elevation than the St. Margaret's site which the city allowed to be rezoned for housing. The subject property is surrounded by St. Margaret's and the parking for Newport High School. The high school has been rated as one of the best schools in the nation for science and math and as such it has become a magnet, resulting in an increased enrollment and an increased demand for services such as tutoring, offices and housing nearby. The application involves a contract rezone with a height limit of only 45 feet, which would mean there would be no impact on surrounding properties in terms of visibility. Additionally, the property owner is willing to limit the contract rezone to office uses, not general commercial uses. The 2005 Factoria Area Transportation Plan encourages office, mixed use and pedestrian-oriented uses. If redeveloped with office and residential, the occupants on the site would utilize the transportation system. The city's Comprehensive Plan includes a 20-year housing target of 10,000 additional units, with 80 percent of them located in the downtown or in mixed use areas. The housing proposed for the subject property would apply toward that goal. He said he has been working in Bellevue since 1976 and knows what changed circumstances are, and submitted that there are changed circumstances in the Factoria area. There are 29 goals and policies that must be followed in determining if an amendment has merit. The eight that are in the Comprehensive Plan are highly compatible with the direction of the application. The five that are in the Factoria subarea also are significantly met by the application. The seven goals in the Growth Management Act also are met, as are the nine policies in the Countywide Planning Policies plan. People are looking for small mixed use sites, with housing above and office or retail on the first floor. The amendment should be included in the 2012 Comprehensive Plan amendment work plan.

Commissioner Laing asked what could be done with the property if the amendment is approved that is not able to be done under the current designation. Mr. Thorpe said under the proposal two floors of office would be allowed, and a residential component would be added to the office mix.

Commissioner Tebelius asked how many housing units could be yielded. Mr. Thorpe said there could be between 18 and 20, each of which would be market rate but not high end and therefore more affordable.

Commissioner Carlson asked if any redevelopment could occur on the site if the amendment is rejected. Mr. Thorpe said the existing buildings could be torn down and replaced with a two-story office building.

Dr. John Lorge, 4307 Factoria Boulevard SE, added that the economics of going in that direction would keep such a project from penciling out. He said he sought a rezone in 2010 but was rebuffed. The PO designation simply will not support redevelopment of the site.

Mr. Thorpe said if the city wants office, it will have to make it possible to redevelop with sufficient square footage to make them work. The housing element makes such projects pencil out.

Dr. Lorge pointed out that if the nonconforming structure owned by Dr. Sherwood were to burn down, the owner would lose 35 percent of his square footage in rebuilding in order to meet the new PO codes and setbacks.

Mr. Thorpe said Helen Benis, the other property owner, was not able to attend the public hearing.

Mr. Matz pointed out for the Commission that Dr. Sherwood—owner of the third parcel—submitted written testimony strongly opposing the proposed amendment.

Commissioner Laing asked if there is any zoning that could be applied to Dr. Sherwood's property that would make it conforming. Mr. Matz explained that the current use is conforming with the PO zone, and the use would be conforming under the CB zone. The building is a legally existing nonconforming structure and could not be rebuilt on the lot in its current configuration, though a structure could be constructed on the site that would house the use.

Dr. Lorge said the CB zoning is necessary to allow for structures large enough to make the redevelopment pencil out. He said that is true also for the Benis property. The old houses there have been in place since the 1950s and they are expensive to keep going.

Commissioner Laing asked when the subject property was last designated or zoned. Mr. Inghram said the site was annexed into the city from King County in 1993, and consideration was given to the zoning in 1994. The Factoria subarea plan was adopted in 1996. Mr. Matz said he would subsequently provide the Commission with a chronology of all subarea plan actions that have occurred since annexation in 1993.

Commissioner Tebelius moved to close the public hearing. The motion was seconded by Commissioner Laing and the motion carried unanimously.

8. STUDY SESSION

By previous motion, the study session for the four Comprehensive Plan amendments was postponed to a future meeting of the Commission.

- 9. OTHER BUSINESS – None
- 10. PUBLIC COMMENT – None
- 11. APPROVAL OF MINUTES
 - A. January 11, 2012
 - B. March 28, 2012
 - C. April 11, 2012

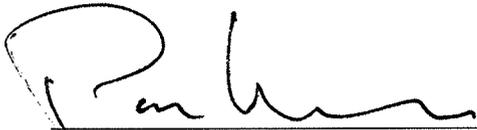
There was agreement to act to approve the minutes at the next Commission meeting.

- 12. NEXT PLANNING COMMISSION MEETING
 - A. May 23, 2012

Direction from the Commission was given to staff to explore scheduling an additional meeting on May 16, 2012.

- 13. ADJOURN

Chair Turner adjourned the meeting at 11:07 p.m.



Paul Inghram
Staff to the Planning Commission

6/18/2012
Date



Kevin Turner
Chair of the Planning Commission

6/18/2012
Date