

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

September 11, 2013
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Tebelius, Commissioners Carlson, Hamlin, Hilhorst, Laing

COMMISSIONERS ABSENT: Commissioner Ferris

STAFF PRESENT: Paul Inghram, Department of Planning and Community Development;

GUEST SPEAKERS: Kemper Freeman, Jr.

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Chair Tebelius who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Carlson, who arrived at 6:45 p.m., and Commissioner Ferris, who was excused.

3. PUBLIC COMMENT – None

4. APPROVAL OF AGENDA

There was consensus to amend the agenda to move items 8 and 9 to follow item 4, and to move item 7 ahead of items 6 and 7.

A motion to approve the agenda as amended was made by Commissioner Ferris. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS

Commissioner Laing said the Downtown Livability Initiative CAC did not meet during the month of August. At the last meeting on July 17 the CAC had a rich discussion regarding bulk and height in the downtown, and had a preliminary discussion of the amenity system. Public comment is allowed at the beginning and end of each meeting, and the public is always welcome to submit written comments.

Commissioner Hamlin reported that along with Commissioner Laing he attended a three-hour workshop on September 6 that was focused on the Bellevue Transit Master Plan. The main topics were the capital and policy elements and the tradeoffs associated with improving access to

transit services and improving overall transit circulation. Various funding scenarios were discussed, as were the frequency and consolidation of routes. Also discussed was the transit priority toolbox which involves different roadway treatments, signal priority, spot priority, bus-only lanes, and the corridors in which busways might be appropriate. There are 43 transit policies but only one is focused on priorities, something the group thought should be broadened.

Chair Tebelius reminded the Commissioners about the upcoming regional short course on local planning hosted by the Washington Chapter of the American Planning Association (APA). The APA will be meeting in Bellevue in October. The short course is open to all and involves the legal framework for land use planning how to be involved.

6. GUEST SPEAKER

Kemper Freeman, Jr. - Reflections on Bellevue's Past, Community Building, and the Future for Downtown Bellevue

Chair Tebelius introduced Kemper Freeman, Jr. as a fourth-generation Bellevue resident and the son of the founder of Bellevue Square.

Mr. Freeman thanked the Commission for the invitation to speak. He said the Bellevue Collection has been 68 years in the making. His grandfather built a house on Meydenbauer Bay in 1927, and his three sons commuted daily to Seattle to attend high school; their route was across the lake via the Medina ferry to Leschi and from there by trolley. Construction on Bellevue Square began in early 1946 on a ten-acre site for which the sum of \$40,000 was paid. As an aside, he noted that when his new project is completed it will be paying the government that amount 8.6 times per day in the form of taxes.

Mr. Freeman said immediately following the attack on Pearl Harbor his father was asked to serve on a planning body in Vancouver, Washington, ahead of ramping up the workforce to help build ships for the war effort. One thing he learned there was that for every so many people there should be so many square feet of various retail and entertainment. Building on that guideline, he came back to Bellevue and measured the number of square feet of those uses, compared the total against the existing and projected population of the Eastside, and concluded that a shopping center was warranted. The center opened with 16 stores in 1946, including the Eastside's first supermarket, a Frederick and Nelson department store, a gas station and the Crabapple Restaurant, each of which was top in their category on the Eastside and the Northwest for many years.

Mr. Freeman related the story of one day during the construction of the shopping center when his father rode his motorcycle onto the site and found the workers drinking coffee and wagering on which date the project would go bust.

By 1966 Bellevue Square had 50 stores. That year his father sold the shopping center and leased it back. Mr. Freeman said he was 25 years old at the time and was made president of the Bellevue Square managers with the task of building up the establishment to follow the needs of the community faster than increases in rents. Mr. Freeman said after his father signed the papers making the sale official, he said his new research showed the market had grown and that Bellevue Square should be doubled in size as quickly as possible before another developer could do it.

Shortly thereafter Eddie DeBartolo, a shopping center developer from Ohio, flew into Seattle and announced his plans to build a shopping center called Evergreen East, promising to make it the biggest in the world at one million square feet. At the time Bellevue Square had 500,000 square feet. Ultimately Evergreen East was never.

In 1977 the city of Bellevue co-sponsored along with the Chamber of Commerce Dr. Sol Rabin, an economic analyst from Coldwell Banker with a long list of credentials, to come to Bellevue and describe the future of the city. Dr. Rabin noted to those in attendance that the prevailing feeling was that everything was working well in Bellevue and that they would continue to do so on into the future. He predicted, however, that with the largest shopping center builder in the world parked at Evergreen East, things would in fact change. He said great retail is the catalyst for all other forms of commercial real estate, then went on to say that the economic dreams of Bellevue would only come true if Bellevue Square was a success. He went on to say that the successful shopping center, be it Bellevue Square or Evergreen East, would form the nucleus of a major economic center with all the best hotels, retail, restaurants, office buildings and residential development.

Mr. DeBartolo announced his project at a time when redeveloping something that already existed was the politically correct choice over developing something from scratch requiring the cutting down of several hundred acres of woods. Nevertheless, there was a scramble to see which city could annex the Evergreen East area which Redmond won. Mr. Freeman said serious effort was put into holding onto Fredericks and Nelson, J.C. Pennys and Nordstroms, all of which were being wooed by Mr. DeBartolo, and all of whom ultimately decided to remain in Bellevue Square.

Doubling the size of Bellevue Square took 14 years. Bellevue Square was the first shopping center in the Northwest to have deck parking, the first to have two levels, and first in the area to be constructed without being dramatically underwritten by a city government or using tax breaks. What was considered impossible to do was in fact done. The average rent in the original Bellevue Square was \$6 per square foot gross, and in the new center the average rent was \$30 per square foot net plus. Seventy-five percent of the existing tenants carried continued with Bellevue Square even with the higher rent; of the 25 percent who left chasing cheaper rents, most were out of business in a year or two. Every conceivable element of design that would improve sales was utilized. The experts predicted the demise of the center as well as the tenants because of the high rents at a time when Northgate and South Center, both of which were in the top ten percent of all centers in America, were charging \$12 per square foot rent. Bellevue Square experienced only a quarter the national average failure rate for the industry. When the higher rent was compared as a percentage of sales, the rents actually were very low.

Mr. Freeman said related that following the downtown rezoning in the early 1980s he went to the city planners and asked them what they would like to see built on the four city blocks on which Bellevue Place is now located. The basic plan for what now exists there was drawn up on a blank piece of paper. When the project was announced, all the real estate experts were quoted in the *Bellevue American* that it would not work because hotels belonged along I-405 and office wanted to be along 108th Avenue NE. Dr. Rabin, however, suggested that hotels and office would succeed if located next to the retail and the restaurants. The project, with the Hyatt at the center, opened during the height of a recession and Kemper Development Company fed the hotel \$200,000 per month in cash to keep it open for four years; in the fifth year the hotel became the best performing Hyatt in the country. The office space leased out at rates ten percent higher than any other office in Bellevue and 30 percent higher than any office building in Seattle. Most who were competitors at the time have gone bankrupt or voluntarily liquidated.

Bellevue Place was the first successful true mixed use project in the market. It sparked similar mixed use projects, including Lincoln Square which a Canadian developer launched, got \$240 million into it, and then walked away from. The project sat empty for three years and detractors from Seattle held up the failed project as the beginning of the demise for Bellevue. Mr. Freeman said he met with the lend/lease company underwriting the project and informed them that with property holdings on three sides of Lincoln Square, no one was more interested in seeing the project being successful than Kemper Development Company. He said he offered the help of Kemper Development Company as a neighbor and worked for a year and a half trying to help get the project back on track. A total of 12 different approaches were suggested and rejected. One last proposal was made which the lend/lease company agreed to and 200 of the best developers in the world were invited, along with Kemper Development Company, to bid on the project. The Kemper Development Company bid came in at number two, but the highest bidder failed to produce the earnest money and the project went to Kemper Development Company.

At the completion of the \$42 million remodel of Bellevue Square, including a paint job that cost more than the original cost of Bellevue Square, the center experienced the highest rate of growth in the history of the company at ten percent or higher per year from 2008 to 2012, all in the middle of the recession.

Mr. Freeman said Kemper Development Company now owns 50 acres of downtown Bellevue, which is only ten percent of the downtown area. Prior to the redevelopment of Bellevue Square, the Bellevue Place property was assessed at \$10 per foot. He said at the time his father laughed at that figure and said property never had been and never would be worth that much. Three years later, Kemper Development Company turned down three offers of \$75 cash per foot for the Bellevue Place property. The prediction of Sol Rabin that the place to be is across from successful retail was absolutely right.

Bellevue Square has always sought out the best retailers. The Tesla electric car company chose to locate a dealership in Bellevue Square and in March 2013 it produced sales exceeding \$5000 per square foot. A good shopping center can expect to generate \$300 per square foot in sales in a year. Other retailers located in Bellevue Square and Lincoln Square regularly have record-setting high sales figures, particularly the Apple and Microsoft stores. The comedy club on the third floor of Lincoln Square is the top club as measured by people per week in the United States. The two hotels in the Bellevue Collection, the Hyatt and the Westin, had their best months ever in July with occupancy rates of 93 percent and 94 percent respectively. The theater in Lincoln Square is in the top ten of all movie theaters in the states.

Mr. Freeman said the Snowflake Lane event draws more than 360,000 people over its 30-night annual run. For the next iteration of the event Bellevue Way will be closed at the urging of the police department because of the crowds the event draws; when Bellevue Square and Lincoln Square are expanded to be four blocks long, reopening the street during the event will be considered. The fashion show has become another major event. The Bellevue Arts and Crafts Fair has been a fixture in the downtown since the year Bellevue Square opened; 40,000 persons attended the first fair a full seven years ahead of Bellevue being incorporated as a city.

The Commissioners were informed that the next development round will involve the properties on both sides of Bellevue Way at NE 4th Street and will include office, retail, luxury residential, two high-end hotels, a skybridge, additional underground parking, and green usable rooftops. A short video was played showing what the project will look like when finished. Construction will

involve some 400 union workers and will produce more than \$120 million in new taxes before one dime in rent is received. The Bellevue Collection already pays some \$100 million per year in taxes, and the new project when finished will generate an equal amount in taxes annually.

The projects controlled by Kemper Development Company have directly contributed to the success of the downtown, which in turn has contributed to the success of the Bellevue Collection, and it all has benefited the citizens of Bellevue. The downtown is a viable market-driven place that has generated true value, making it possible for Bellevue to have the lowest property tax rate of any city in the state. Bellevue produces the highest amount of revenue per capita of any city in the state. The victory should be celebrated by everyone.

Mr. Freeman shared the fact that the restaurant and retail revenues generated in the 400-plus acres of downtown Bellevue exceeds the revenues generated by the same uses in the central business district of Seattle by \$45 million annually. The east side of the lake is home to 650,000, which is roughly the same as the population of Seattle on the west side of the lake. However, the retail sales for all of Seattle tally up to \$4.5 billion annually, while the total retail sales for the Eastside in 2012 was \$8.9 billion.

Chair Tebelius thanked Mr. Freeman for his presentation and opened the floor to questions from the Commissioners. The public was also invited to ask questions by providing them in writing to staff.

Commissioner Carlson noted that Seattle and Bellevue have opposing philosophies regarding the issue of parking. He asked what role parking has played in facilitating retail growth. Mr. Freeman said he sat in his father's office one day and out the window a traffic jam coming from Kirkland could be seen. That was the day the city of Kirkland and two other cities in all their wisdom began charging for parking. The meters required one penny for 30 minutes, and even though it cost those shoppers more than a penny to drive to Bellevue to shop, they chose to do so in order to avoid paying for parking. At the time there were those who thought Bellevue should also install parking meters so some studies were initiated. Bellevue Square held firm that it would not charge for parking and still does not. The four elevators that serve the parking garage are the four busiest elevators in the United States and they are in use some 20 hours every day. Charging for parking is not worth the risk.

Commissioner Hamlin said he initially opposed the notion of allowing skybridges in part because of how things have turned out in Minneapolis. He agreed, however, that the skybridges in Bellevue have worked very well and he asked why a third skybridge is needed by the new development. Mr. Freeman agreed that the skybridges have been a failure in Minneapolis, but he pointed out that the downtown there died before the skybridges were built. Shopping centers were developed all around the downtown and the retail uses chose to relocate from the downtown. Downtown Tacoma has never recovered from the opening of Tacoma Mall for the same reason in despite of desperate and costly attempts. The inner harbor area of Baltimore was also dead but they reignited an economic engine by building a festival center and following that up with retail uses. Commissioner Hamlin said the skybridges in Bellevue have worked by making sure the street level has remained activated with retail.

Commissioner Hilhorst asked if any thought has been given to expanding to the smaller neighborhood shopping centers in the city. Mr. Freeman said his expertise is not in that particular field, but allowed that there are those who are well qualified to address the needs of neighborhood shopping centers. Three generations of family have been focused on a single part

of downtown Bellevue, and because of the success the family could have a center in every state. What matters, however, is not how many but how good so the focus has been kept on quality. Bellevue Square was not brought online all in one shot, rather it evolved over time as the Eastside evolved in order to give the residents what they wanted. The same needs to be done by the neighborhood shopping centers.

Chair Tebelius read a question submitted by someone in the audience asking if the Bellevue Arts Museum will be enveloped by the tall buildings that will be part of the next round of development. Mr. Freeman said there have been a number of meetings on that topic, including with people from the museum. The museum came about as an outgrowth of the arts and crafts fair that Bellevue Square helped start in 1957. The goal of Kemper Development Company is to help the museum be better than it has ever been and to sit as a jewel right at the front door of the downtown. The original architect of the museum building has been tapped to make sure it will look as good or better as the new development comes about.

Chair Tebelius pointed out that during 2012 a murder was committed at a Bellevue Square establishment. Mr. Freeman discussed the incident. She asked what was done as a result to ensure the safety of patrons. Mr. Freeman said city planners talk often about making Bellevue a 24-hour city, which primarily means the downtown area will remain active after 5:00 p.m. There are now four nightclubs in downtown Bellevue. The Bellevue Collection has its own security which the industry thinks is the best of all shopping centers in the nation. Every security person hired receives 268 hours of training the first year. There are 72 FTE security personnel employed by the Bellevue Collection, which is equal to 40 percent of Bellevue's police department. Some 23 million people come and go annually to the Bellevue Collection, some bad and some good. There are regular meetings with the police department, the Washington State Liquor Board, and tenants. On the night of the murder, four trained security personnel were on duty as were four Bellevue police officers. The video footage shows everything the perpetrators did on site from where they parked to how long they stood in line to get into the nightclub to where they ran as they left after the shooting. Even with all the security, the murder occurred. Nightclub people get excited by promoters who say they can generate big crowds, and the night of the murder there were three promoters working the club. Such promoters make deals with the nightclub owners for a percentage of the take, and most of them do not pay taxes or report any of their earnings. Legislation is needed to keep incentivized promoters from bringing in crowds that cause problems. There is a lot of money being made after 10:30 at night. People come from all over and the worst ones show up hammered and ready for anything. No one has figured out exactly how to intercept what happens in the garage where much of the alcohol is consumed before going to the nightclub. The nightclub in which the shooting occurred was shut down immediately. The operator simply moved to Seattle and reopened.

Commissioner Laing asked about the relationship between the downtown and Bellevue's neighborhoods. Mr. Freeman said from the beginning the downtown business community has agreed that the boundaries of the CBD are fixed where they are. The downtown has been at peace with its neighbors largely because of that fact. The zoning that is in place would allow for the amount of development in the downtown to double over what has already been developed. Should there be any doubt that the commercial area will encroach on the residential space, the residential properties would spiral upward in value and neighbor would fight neighbor. Having a hard and fast line everyone agrees to has kept that from happening.

A member of the audience submitted a question asking how important I-405 is to the downtown. Mr. Freeman said Bellevue is a sub-regional city, and the reason the property taxes are low and

the sales tax receipts are high is that more than just Bellevue residents are shopping in the downtown. Some 80 percent of those who shop in the downtown spend some part of their trip on I-405, regardless of the mode of travel they use. The freeway is the lifeblood of the city and the downtown. The number of vehicles using the freeway has doubled virtually every decade since the freeway was constructed. A study conducted in 2002, the results of which all major players on the Eastside and the state bought into, has not been paid attention to. At the time there were 250,000 trips per day, and the estimate was that would double in 20 years, which is very conservative. There were at the time 7900 transit users, and if billions of dollars were spent on rail, the number would only grow to 12,000 daily riders. Bus rapid transit was highlighted as the best option in that it would cost half as much, could be completed in three years, and would move 200 to 300 percent more riders. Sound Transit has ignored the study and is moving ahead with plans for light rail. The decisions being made are political and have nothing to do with true mobility.

Commissioner Carlson asked what the city of Bellevue government should do more of, and what it should do less of. Mr. Freeman said the plan has been and continues to be for Bellevue to remain a subregional city, with Seattle serving as the regional plan. What makes Bellevue special is the fact that in addition to the city's 127,000 residents there are 650,000 additional people who collectively are driving the economic engine. When the Fredrick and Nelson store in Bellevue Square was only 35,000 square feet, the Seattle store was 600,000 square feet, and everyone knew Bellevue simply did not have the same selection of goods from which to choose. That drove Bellevue and Eastside shoppers to Seattle. The Bellevue store eventually grew to be one-third the size of the Seattle store but it had higher sales because it increased its selections and Eastside residents chose not to make the trip into Seattle. Bellevue lies at the heart of a great market, but if it had to rely on Bellevue residents only, the downtown would not survive.

****BREAK****

7. OTHER BUSINESS

Chair Tebelius reminded the Commissioners that in July staff went before the City Council to make a presentation on the Shoreline Master Program. The Council directed the staff to move ahead with drafting all conforming amendments and other issues to complete the package to be voted on by the Council.

Comprehensive Planning Manager Paul Inghram explained that in addition to the Shoreline Master Program package itself consisting of the policies, the code language and the restoration plan, a set of amendments must be made to the Land Use Code to remove some of the previously existing shoreline regulations and to in general make the Shoreline Master Program conform. The unrequested review by the Department of Ecology produced a large number of comments, only a few of which proved to be substantive, and the Council directed the staff to work with Department of Ecology staff on those issues. It is hoped that a report will be ready to share with the Council in October. The staff are also at work on the conformance amendments which should be before the Commission in the upcoming weeks.

Chair Tebelius said she recently received an email from the Commission's liaison Councilmember Robertson in which she said the biggest issue currently in front of the Commission is to get the Shoreline Master Program rolling and to get the conformance amendments completed. She asked Commissioners Hamlin and Laing to work with the staff in getting the conformance amendments ready for review by the Commission.

A motion to appoint Commissioners Hamlin and Laing as liaisons to staff regarding the SMP and to focus on getting the conformance amendments brought before the Commission was made by Commissioner Carlson. The motion was seconded by Commissioner Hilhorst.

Commissioner Laing said he was willing to do whatever is needed to further the work of the Commission. He asked Chair Tebelius what the specific task would be. Chair Tebelius said the fact is the staff are operating on overload and could use assistance in getting the language into a form that would be acceptable. She said she would like to see the Commission vote on the changes as soon as possible and let the Council take over the debate from there.

Commissioner Hamlin said he also was willing to help in gathering information and facilitating the work of the staff. He suggested that by the next Commission meeting it should be possible to give a report as to how long the work might take.

The motion carried unanimously.

Chair Tebelius said it was her understanding that the Council will not be appointing a new Planning Commissioner before November for a variety of reasons. She suggested the retreat should be postponed until the new Commissioner is on board. Mayor Lee does want the Commission to conduct a visioning session to which the public would be invited to share their views relating to the Comprehensive Plan. She said no date has been selected and she proposed putting it off for a time in order to focus on the Shoreline Master Program. In her email, Councilmember Robertson said the Council would appreciate the Commission doing what is needed to address its workload even if that means starting meetings earlier, having longer meetings, or having meetings weekly.

Commissioner Laing pointed out that he and Commissioner Ferris serve every third Wednesday on the Downtown Livability Initiative CAC, so any extra Commission meetings should not be held on the third Wednesday.

Mr. Inghram said scheduling is always a challenge. He indicated, however, that the staff will accommodate the Commission however possible. The advantage of holding the retreat sooner rather than later would be that the Commission could have a full discussion about the work program, but there is no hard and fast date by which time the retreat needs to occur. Also on the work program are the annual Comprehensive Plan amendments, which for 2013 involve the Bel-Kirk Office Building and the Bellevue Apartments and which by the established legal process must be acted on by the Council by the end of the year. There are a number of Land Use Code amendments on the work program that will need to be addressed, including medical and recreational marijuana, the keeping of roosters in the city limits, the Sambica code amendments that have been in the works for a number of years, and a lengthy list of other amendments.

Continuing, Mr. Inghram said the Comprehensive Plan update is a major element of the work program. Staff would like to see a public event scheduled to hear comments about the work to update the Comprehensive Plan, and it would be good to have as many Commissioners as possible attend. The Mayor is also interested in updating the vision and a public event will be scheduled to focus on that topic; that event may include Council members as well. No date has been selected yet.

The Commissioners were given an outline of a meeting schedule showing the regular meeting

dates and potentially holding the retreat on October 2. He said one option would be to move the retreat to October 30 or further out. The public events could possibly be shoehorned into November. The Commission likely will not want to meet the day before Thanksgiving, and the Commission's meetings should not conflict with the Downtown Livability Initiative CAC meetings. It was noted that the public events could be scheduled for a day other than Wednesday.

Chair Tebelius observed that every public event the staff puts on involves an unbelievable amount of work and is always carried out in a very professional manner. She said did not want to take any action that will result in overloading them.

Commissioner Hamlin voiced concern about moving the retreat out too far on the calendar. The retreat is set up to in part establish what the Commission will do for the year, and to put it off will result will be the loss of that valuable step. If possible, the retreat should be held in October, even if the new Commissioner is not appointed by then.

Commissioner Laing said his schedule would keep him away from attending the retreat on October 2. There was consensus to schedule the retreat for October 30.

There also was consensus that the talk given by Mr. Freeman was useful and that other leaders in the community, some of whom may have different viewpoints, should be asked to address the Commission at upcoming meetings. Chair Tebelius appointed Commissioner Hilhorst to work with staff in identifying and scheduling future speakers. Commissioner Hilhorst accepted the post and agreed to first try scheduling Greg Johnson with Wright Runstad to talk about the Spring District development in Bel-Red.

The Commission took a few minutes to discuss the topics to be addressed at upcoming meetings.

Commissioner Laing cautioned against scheduling community outreach events in the time period between Thanksgiving and Martin Luther King, Jr. Day. He said events during those dates will not be well attended. The Commission has not even completed its overall briefing on the Comprehensive Plan, so the visioning exercise should be pushed to a time period in 2014 when it can reasonably be expected that the turnout will be good, and in the meantime the issues the Commission has been working on but has not wrapped up should be tackled. Mr. Inghram agreed but suggested public events related to the Comprehensive Plan should go forward in September, October and early in November. Several public engagements have already taken place and the momentum should not be lost.

Chair Tebelius reiterated her call to have the Commission meet out in the community with various groups. It is not as effective to expect the public to come to city hall for meetings. Commissioner Hilhorst pointed out that there are so many community groups that it would be impossible for the Commission to meet with all of them. She said a better approach might to be send Commissioners in pairs to meet with the groups, or to choose a site away from city hall and invite several groups to attend. Mr. Inghram said those options are possibilities, though he stressed that when meetings are held away from city hall there must be a way to record them, they must be fully accessible to all members of the public, and there must be sufficient capacity, all of which generally narrows the focus to civic or school facilities, all of which have programmed activities making it difficult to schedule them.

Commissioner Laing said if an effort is going to be made to meet with specific neighborhood groups, every attempt should be made to meet in the neighborhood whose issues are to be discussed by the Commission.

Answering a question asked by Chair Tebelius about postponing certain of the Comprehensive Plan items, Mr. Inghram said while postponing is probably not warranted, there are still a number of topics and issues that have not yet even been discussed. The downtown boundary is one such item. All of the subarea boundaries will need to be reviewed ahead of drawing a new subarea map, and that certainly will be of interest to the neighborhoods and will occur in the January to February timeframe. He stressed that most of the Comprehensive Plan issues have a citywide focus rather than a specific neighborhood focus.

9. PUBLIC COMMENT – None

10. APPROVAL OF MINUTES

A. May 22, 2013

A motion to approve the minutes as submitted was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried without dissent; Chair Tebelius and Commissioner Hilhorst abstained from voting.

B. June 12, 2013

A motion to approve the minutes as submitted was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried without dissent; Commissioner Hilhorst abstained from voting.

C. June 26, 2013

Commissioner Laing pointed out a typographical error.

A motion to approve the minutes as amended was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried unanimously.

D. July 24, 2013

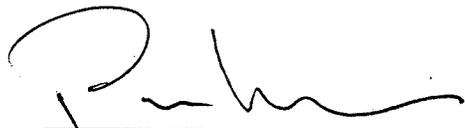
A motion to approve the minutes as submitted was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried without dissent; Commissioners Hilhorst and Laing abstained from voting.

11. NEXT PLANNING COMMISSION MEETING

A. September 24, 2013

12. ADJOURN

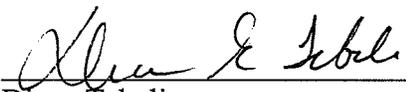
Chair Tebelius adjourned the meeting at 10:00 p.m.



Paul Inghram
Staff to the Planning Commission

1/22/2014

Date



Diane Tebelius
Chair of the Planning Commission

1/22/2014

Date

* Approved and corrected December 11, 2013

