CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 26, 2014
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Department of Planning and Community Development; Max Jacobs, Department of Civic Services

GUEST SPEAKERS: None

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.

3. PUBLIC COMMENT

Ms. Stephanie Walter, 14418 SE 19th Place, said the Spiritwood neighborhood residents have been actively working with the city to prevent construction of individual room rentals in neighborhoods zoned for single family. The housing model where strangers live together under one roof has inherent problems and potential dangers. Investment groups are purchasing houses above market value to create individual room rentals for people on a temporary basis. The practice pushes home prices beyond what many homebuyers can afford and reduces the availability of affordable housing in modest single family neighborhoods. Housing consisting of individual room rentals is inconsistent with single family zoning. The use of the house is the problem, not the people who live in them. The use is very different from groups of friends or acquaintances getting together and renting a whole house and becoming part of the fabric of the neighborhood. An investment group began buying houses in Spiritwood a little over a year ago and they turned three bedroom homes into dwellings with eight or more sleeping areas. They also began construction of a 7800-square-foot structure with ten bathrooms and potentially 15 bedrooms, and their stated intent was to turn the house into a duplex once the neighborhood got rezoned to multifamily. While the investment strategy is smart, it shows total disregard for the people in the neighborhood that will be impacted, and it defied city regulations. If the activity would have been allowed to proceed unchecked, they would have attempted it in other modest neighborhoods throughout Bellevue, effectively taking planning and control away from the neighbors and the city. The Spiritwood neighborhood was established 50 years ago and many of the current residents are the original owners or the children of the original owners, all of whom enjoy the benefits of being part of a single family neighborhood and all of whom accept the

responsibilities that come with home ownership and being part of a neighborhood. It is encouraging to know the Planning Commission wants to maintain the character of the city's neighborhoods. The incentive for people who do not live in a neighborhood to alter the character of that neighborhood should be eliminated. The rules should be enforceable, and adherence to the rules should be verifiable. The Commissioners were invited to visit the neighborhood and to see the structure at 1722 144th Avenue SE. It is hard to believe the new structure could be viewed as a single family home even though it was built in accord with all existing code requirements. Several councilmembers have visited the site and expressed dismay.

Commissioner Carlson asked how large the homes are nearby to the structure in question. Ms. Walter said most of the homes that are 50 years old are between 1300 and 1500 square feet. Some homes in the neighborhood were constructed in the last five years or so and they are closer to 3000 square feet. The new structure is at least twice as big as any house near it. It appears the home has been built to be a boarding house but not just for students.

Ms. Irene Fernands, 1705 146th Avenue SE, addressed the permanent ordinance to be written for the purpose of controlling room rentals in single family homes. She said she was concerned at the last Commission meeting to hear the Commissioners relate their housing experiences from their college days that included groups of friends living together and even helping out their elderly neighbors; she noted that her college experience was similar in that it involved sharing a house with several friends and living as a family unit. In writing a permanent ordinance, the Commission will not be dealing with that housing model, a model that is in fact compatible with single family neighborhoods. The permanent ordinance will deal with strangers renting rooms in single family homes under short-term individual leases of the sort that can be found on Craigslist. Such houses are run as businesses and are incompatible with single family neighborhoods. The existing emergency ordinance limits the number of individuals in such homes to four. While that is a step in the right direction, the emergency ordinance is complaint based and can be very difficult to enforce. The permanent ordinance will need to be enforceable and aimed at preserving all of the city's single family neighborhoods so that Bellevue can continue to be a family friendly city.

Answering a question asked by Commissioner Hamlin, said there is a fine line between people sharing a home as a group of renters having a single contract and someone renting individual rooms to unrelated persons under multiple contracts.

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Laing. The motion was seconded by Commissioner Carlson.

Commissioner Hilhorst asked to have approval of the minutes moved ahead of the study session. There was consensus to do that.

The motion carried unanimously.

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

6. COMMITTEE REPORTS

Commissioner Laing said the Downtown Livability Initiative CAC met on March 19 and addressed the pedestrian corridor. With regard to the pedestrian corridor, there was a full discussion as to whether or not the Committee should agree to recommend extending it beyond the bus transit center to 112th Avenue NE. The suggestion was made to consider extending the corridor to I-405 or even to the east side of I-405. The Committee also discussed the issue of public open space and deliberated various strategies. One thing that came up was the idea of having at a minimum a pedestrian linkage over the freeway connecting the downtown with Wilburton, and at a maximum constructing a lid over the freeway that would essentially be like a park.

Commissioner Ferris said there continues to be a natural tension among the Committee members relative to accommodating pedestrians, bicycles and cars given the city's limited rights-of-way. He said he pointed out that any bike rider choosing to ride along NE 4th Street or NE 8th Street is choosing to put himself in danger, so the only east-west corridor that is safe is the NE 6th Street pedestrian corridor. The problem there, of course, is that there are pedestrians using the facility. The challenge will be in accommodating both. He said the anticipation is that a bike share program will inevitably begin operating in the downtown and people will choose to take light rail to the transit station and get on a share bike and peddle it to their ultimate destination.

Commissioner Laing said the Committee also discussed the need to provide full ADA-compliant access throughout the corridor. It was noted that the corridor as it has been developed in fact is in line with the ADA standards that were in effect at the time of construction, but those standards have changed over time.

Commissioner Ferris said the Committee intends to have its final meeting in June. A recommendation will then be forwarded to the Council for a review, following which the Council will send the issue on to the Commission to tackle. The Commission likely will not see it until September.

7. STAFF REPORTS - None

8. DRAFT MINUTES REVIEW

A. January 8, 2014

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

B. January 22, 2014

Commissioner Laing called attention to the third paragraph from the bottom on page 3 and noted that in the second sentence the "...the college does not have to comply with them..." should read "...the college does not have to comply with it...."

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

8. STUDY SESSION

A. Comprehensive Plan Update - Economic Development Element

Real Property Manager Max Jacobs said the work to update the city's economic development strategies is moving forward quickly. The work will be under review by various stakeholders in March and April and will then be forwarded to the Council in May. Some key qualities and strengths of the community rose to the top along with some new ideas, including the idea of strong neighborhoods that are interconnected yet individual; the highly educated workforce and the need to continue to grow that talent; the excellent quality of life and school system; the need for infrastructure; the regional nature of Bellevue and its leadership throughout the area; and the need to strive for environmental sustainability.

Mr. Jacobs said the main issues captured in the Economic Development Element are the evolving nature of the economy, the amazing diversity Bellevue has, and the fact that the city is becoming an international player. The existing element is serviceable and is not in need of a major overhaul. The work to update it should focus on embracing what is emerging from the strategic planning effort and what the community has had to say. The key themes include the importance of third places; the need for a wide variety of housing options; a strong education system that includes higher education; the role of Bellevue in the region; and diversity as a major strength.

No major structural changes are planned for the Economic Development Element update. The economic climate section will focus specifically on business, and the current section on community livability and economic growth will focus more precisely on community livability. A new section addressing education is proposed to be added to the element. There are several policies in the existing element that talk about education, but they are mixed in with other community livability ideas; they focus on the education of children and adults in the workforce. The idea of revitalizing commercial areas will be refocused on places, something that was heard often from the community. The business marketing, retention and recruitment will be streamlined and the name will be changed slightly to focus on outcomes rather than on activities. Finally, the city development strategies section will be renamed implementation strategies given that it covers the things the city actually does to promote economic development.

Commissioner Laing noted his support for changing the name of the economic climate section to business climate and giving focus specifically to business. Referring to the first added policy, he suggested that in addition to promoting local businesses and locally produced goods, something should be said about services as well. With regard to ED-4, he suggested the revised language should begin with the word "maintain" rather than "continue," but agreed with recognizing the relationship between a good permitting process and economic activity.

Commissioner Ferris referred to the analysis of possible change paragraph on page 1 of Attachment 1 and said he did not like the word "actors" as used in the second sentence; stakeholders would be a better word. He also commented that the business retention and recruitment section really is an element of the business climate and as such the two sections could be consolidated. Chair Tebelius and Commissioner Hilhorst concurred.

Commissioner Ferris observed that no change is recommended to ED-6 but commented that there are two competing goals, keeping taxes low and funding infrastructure with new development. The fact is it will not be possible to keep taxes and impact fees on businesses and development low to spur economic development and still be able to pay for the needed infrastructure. The language of ED-6 should be revised to make maintaining services and the

financial health of the city a priority while considering the impact of the city's policies regarding taxes and fees on economic development goals.

Commissioner Hilhorst called attention to ED-4, proposed to become ED-5, and said she would start the policy with "Strive for an efficient, timely, predictable and customer-focused permit process...." She said her experience in working on the shopping center issue has shown her that the city could do a lot better in its permit process, thus neither "maintaining" or "continue" are the right words.

Commissioner Carlson proposed adding the word "streamlined" after "efficient." Commissioner Hilhorst agreed. Commissioner Carlson also pointed out that the last part of the revised policy should read "recognizing the role of development in creating places for economic activity."

Commissioner deVadoss agreed with Commissioner Ferris regarding revising ED-6. He also observed that inspiring ideas and new technologies as a key points and suggested that because of that it would make sense to emphasize innovation in the seven key focus areas using phrases such as "providing a platform for innovation..." and "catalyzing innovation...."

Commissioner Laing suggested the concept easily could be added to the first new policy to read "Promote local businesses, innovation, and locally produced goods and services."

Commissioner Ferris commented that the concept of providing a platform for innovation implies far more than just adding the word "innovation" to the notion of promoting local businesses. The concept is important enough to warrant a separate call-out. Mr. Inghram agreed to work with Commissioner deVadoss to find a way to incorporate the concept.

Answering a question asked by Chair Tebelius, Mr. Jacobs explained that the Economic Development Element is the big-picture document, while the economic strategy outlines relatively specific near-term programs and projects; the strategy will be updated every three to five years and thus will be more agile than the Comprehensive Plan element. Currently the city does not have an economic strategy document. The city has a role to play in fostering economic development through creating the environment in which businesses operate; that includes providing infrastructure and establishing regulations and tax policies. In addition, the city can play a direct role in some targeted areas, including partnering with agencies and providing direct funding to make happen things the Comprehensive Plan calls out as fundamental ideas.

Commissioner Laing pointed out that the city's budget is based on the vitality of the economy, not the other way around. One thing that has consistently kept Bellevue competitive is the fact that the city has one of the lowest property tax rates in the state. It is one thing to shirk infrastructure investments and quite another to look at who is responsible for infrastructure investments. Infrastructure necessitated by private development under state law is to be paid for by the developer, where as continued maintenance of existing infrastructure is the responsibility of the city. The policies should focus on fostering the economic climate by seeking to remove hindrances that are keeping the local economy from expanding, such as regulatory and tax burdens.

Chair Tebelius called attention to the analysis of possible change on page 1 of Attachment 1 and suggested that most of the specifics called out are things businesses do and are not things the city does. She suggested the section is too broad in its attempt to bring everything into the business climate section. She said she would retain the wording of ED-2 as it is in the current

Comprehensive Plan; it is broad and well written.

Commissioner Ferris pointed out that the proposed policy language was drafted in concert with a wide variety of stakeholders and should be taken seriously. Mr. Jacobs said the language of ED-2 acknowledges the fact that the stakeholders recognized that the city has provided great infrastructure but needs to provide more, particularly in the transportation arena.

Commissioner Laing said it would be appropriate to send a message to the business community through the Comprehensive Plan that the city wants to do things consistent with their priorities. Chair Tebelius questioned telling anyone the city will simply do what they want done. Commissioner Laing agreed that in practice the policies may not perfectly coincide with what the business community wants, but from an aspirational standpoint there is nothing amiss with saying the city wants to provide quality and cost-efficient city services and facilities consistent with the priorities and growth of the community. The Comprehensive Plan is a high-level planning document and also a statement of values, and one of the city's values is having policies that are driven by what the community wants.

Commissioner Carlson said he believes in using few words and laymen's terms. He said he would like to see a subheading along the lines of "A business-friendly city hall that recognizes that low tax rates, streamlined permitting processes, and reasonable regulations are integral to economic development." Chair Tebelius agreed that such a sentence gets to the heart of the matter and somewhat obviates the need for all the rest of the words.

Commissioner Hamlin agreed with Commissioners Ferris and Laing that the ideas behind the policy language has not come from the Commission or the city but from the stakeholders who participated in the community focus meetings. The Commission should avoid overthinking the language and beating it to death. To do so would in some ways be arrogant because it would be going against what the community has been saying.

Commissioner Carlson said he did not see much in the policy language that he disagreed with or needed to get upset about. However, from the perspective that the work product is the result of a lot of public meetings, public input and staff work, in places it appears to resemble the shape and size of something that has been put together by a committee. The Commission should work toward boiling it all down to a document that is shorter, clearer and more succinct.

Mr. Inghram said the document in fact reflects an attempt to do just that. While the results may not take things as far as the Commission may want, starting over from scratch would potentially cause greater concern in the community.

Mr. Inghram also explained that the analysis of possible change column in the memo is intended to discuss the difference between the element and the strategy, except where specifically noted. The analysis text associated with the chapter goal is not intended to be replacement language for the goal. Mr. Jacobs added that no changes are proposed to any of the introductory language, only to policies.

With that understanding, the Commissioners agreed no changes were needed to ED-1 and agreed with the proposed new policy to become ED-2, as revised by Commissioner Laing to add "and services." There also was consensus to revise the existing ED-2 as proposed; to make no changes to the existing ED-3; to revise ED-4 as proposed; to move ED-5 to the implementation section; to make no change to ED-6; to move ED-7 to the community livability section; to make no

change to ED-8; to move ED-9 and ED-10 to the education section; to move ED-11 to the business retention section; to move ED-12 to the community livability section; to delete ED-13; to make no change to ED-14; and to move ED-15 and ED-16 to the implementation section.

Commissioner Ferris called attention to the proposal to name section 4 "Supporting Diverse and Dynamic Places" and suggested that that is a way to achieve community livability, which is the focus of section 2. He proposed combining those two sections and the Commissioners concurred.

There was agreement to make no change to ED-17 or ED-18.

With regard to the language of ED-7, the new ED-11, Commissioner Hilhorst said she saw no value added in the proposed revision. Commissioner Ferris said he did not like the word "adequate" as used in the existing policy. Commissioner Carlson proposed "Encourage development of a range of housing alternatives to accommodate Bellevue's growing workforce."

Commissioner Hamlin commented that the proposed new policy ED-12 addresses the third places where people can work, live and recreate. He said he liked the idea and wanted to encourage places that will build vitality around the community. Commissioner Carlson agreed with the need for third places but questioned whether or not a policy is needed to make them happen; he suggested that the market will bring them about because the people want them.

Commissioner Ferris said there are places in the city where things are not working because of the existing code language. The Newport Hills Shopping Center is a case in point. The code requires big retail spaces, but the retailers have all left. With a policy like the proposed ED-12, the local community could say the Land Use Code is not allowing what the policy calls for to actually happen, and they could hold up the policy language as a solid reason for changing the code.

Commissioner Hilhorst agreed with the point the proposed policy tries to make but noted that ED-28 calls for facilitating the redevelopment and re-invigoration of older neighborhood shopping centers that are experiencing decline, and working with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood. With that policy in place, the proposed ED-12 does not add any value.

There was agreement not to include the proposed ED-12.

Commissioner Carlson said there are a couple of issues that directly drive economic development that are not stated at all in the policies, including parking, crime, and the setting of wages by the free market rather than by government.

Mr. Jacobs said the point is well taken that economic development is heavily influenced and supported by land use, public safety, infrastructure and utilities. The Economic Development Element does not, however, attempt to articulate every little detail, rather it is focused on the hoped-for outcomes that are specifically about economics.

Mr. Inghram noted that a proposal had been made to include policy language emphasizing the downtown as a major regional center and retail destination. He said when the policy is drafted language could be added about parking, access, safety and the like.

Commissioner Ferris pointed out that parking is in fact a tax on development and as such is an inhibitor for new development. In those areas where the parking requirements have been relaxed, there has been more overall development.

Commissioner Hilhorst called attention to the introductory statement to the planning and infrastructure section where the language calls for developing the land uses and infrastructure to support the needs of the businesses Bellevue wants to retain, grow and attract. She suggested the language of ED-19 could be expanded to include multiple modes of transportation and parking.

Chair Tebelius said she would like to see some language stating that any impact fee imposed on a project must be used in the area of the project. An impact fee for a development in the downtown should in fact be used in the downtown. Commissioner Ferris under that scenario tax revenues from the rest of the city should not be used to support development specifically in the downtown. Every taxpayer in Bellevue will be helping to pay for the $60 million tunnel in the downtown, and few would support the notion of putting that entire burden on the shoulders of downtown businesses. Mr. Inghram said the issue has been discussed several times by the Transportation Commission during their review of the transportation policies. Those policies will come to the Commission for inclusion in the Comprehensive Plan.

There was agreement to consolidate existing policies ED-12 and ED-13 into a new policy ED-13.

Commissioner Laing voiced support for having a section on education and trying it to economic development. He also spoke favorably about the notion of encouraging access to higher education and training opportunities, the latter of which does not necessarily involve a four-year degree, and about including a reference to continuing education. He suggested, however, that all of the concepts regarding education could be contained in one or two policies by tightening the language, and proposed removing "such as" and "including" statements in policy language.

Commissioner Carlson proposed a slight revision to the language of existing policy ED-9 to read "Encourage the provision of a high-quality primary, secondary, training and post-secondary public education system in Bellevue."

Commissioner Ferris said he would like to see included a reference to lifelong learning opportunities. He said he did not know where it should be inserted.

Mr. Inghram explained that the proposed new policy ED-15 attempts to capture the stimulus education provides to the economy. He agreed the "such as" portion could be eliminated. The policy is intended to highlight the aspect of education that stimulates and benefits businesses.

There is also the fact that having a strong public school system benefits business. People, including CEOs, choose to locate in Bellevue because they want their kids in the Bellevue School District. He allowed that the two statements made in the proposed ED-15 could be consolidated, but suggested that policy should be kept separate from a reworded ED-9.

Commissioner Ferris called attention to the last proposed new policy in section 4 said he did not understand the connection between supporting diverse business types and making neighborhoods attractive.

Commissioner Laing said he would shorten the policy to read "Emphasize the value of a range of commercial centers."

Mr. Inghram suggested revising the policy to read " Emphasize the value of a range of commercial centers to provide opportunities for a diversity of businesses." He said that is the concept the proposed language was trying to achieve. The Commissioners concurred.

Commissioner Ferris commented that Bellevue has very little incubator/research/innovative space. Such uses usually occur in buildings whose primary function no longer happens. The Bel-Red corridor has several such spaces, but the code restrictions prevent the repurposing of those buildings. There should be some policy language regarding the need for the city to continue looking for opportunities to allow such spaces to exist in the city.

Commissioner Laing suggested the language of ED-28 could be tweaked to be broad enough to accommodate reinvigorating neighborhood shopping centers and the repurposing of existing buildings to allow for those types of things to happen.

Mr. Inghram said the proposal to change the title of section 4 was aimed in part at supporting existing and new places. Certainly the neighborhoods will see the value in having specific policy language about declining shopping centers, but the overall focus should be on maintaining vitality. The proposed policy language, none of which has been fully flushed out, focus on forward-looking aspects, not just on taking corrective actions.

Commissioner Ferris said the policy suggested by Commissioner Carlson about creating a platform for innovation could include something about fostering opportunities for start-up businesses and innovation. Commissioner deVadoss concurred.

Commissioner Hilhorst said existing policy ED-26 addresses the ideas of commercial areas in decline, taking corrective actions, and planning for new uses and new urban forms.

The staff were directed to redraft the section 4 policies. There was consensus to retain policies ED-26, ED-27 and ED-28 without change. With regard to the old section 3, the new section 5, there was agreement to retain ED-19 without change; to move ED-20 to the implementation section; to keep ED-21 without change; to accept the proposed merging of ED-22 and ED-23 and

to approve the proposed language, except without the phrases "seek to" and "and growth of high-technology businesses;" and to delete ED-24.

Commissioner deVadoss stressed the need to retain the concept in ED-23 of working with the private sector.

It was noted that section 5 would be melded into section 1. There was consensus accept the proposed language for ED-11; to retain ED-29 without change; to move ED-30 to the implementation section; to have staff rework the proposed language change for ED-31; and to delete ED-32.

Chair Tebelius questioned use of the term "entrepreneurial ecosystem" in ED-33. Commissioner deVadoss said the term can encompass incubator and startup businesses. There was agreement the policy should be tightened up and shortened by eliminating "including by supporting the efforts of organizations that advance entrepreneurism."

Mr. Inghram said staff in is review of the existing policies found ED-34 to be a bit odd. He suggested the opportunity exists to more directly connect to elements from the strategic planning work. Mr. Jacobs added that the economic strategy will explicitly promote ongoing communication with the business sector in an active way. The principle is to have the ongoing dialog.

Commissioner deVadoss suggested there is a larger theme that goes beyond local businesses. He said the story of Bellevue has to be told beyond the city to attract investors and startups. Evangelizing is a key thing the city can do to promote economic vitality. He recommended revising the language of ED-34 to elaborate on the role the city should play.

Commissioner Ferris said there should be an introductory paragraph to the economic development section that recognizes the need for the city to keep up with the market and revisit the economic development strategies more often that every ten years when the Comprehensive Plan is updated.

Commissioner Laing called attention to ED-16 and noted that as proposed to be revised, the referenced economic development strategy is the document that will be kept fresh by updating it more frequently. Commissioner Ferris said the proposed language was consistent with what he was asking for. Mr. Jacobs added that there will be a preamble added to the element that will go into quite a lot of detail; that section has not yet been drafted.

Chair Tebelius said she liked the proposed language revision for policy ED-36 but suggested it should be trimmed to read "...other cities in the Puget Sound region to advance...."

Commissioner Laing referred back to language at the bottom of page 2 of the packet that said the anticipation is that each local community will focus on economic development objectives. He

allowed that Bellevue is a subregional city and as such needs to play well with others, but Bellevue is also in direct competition with other jurisdictions. With regard to ED-36, he said he would strike the word "regional" and insert the word "shared" in its place. The city should be mindful of its regional relationships, but it should not be forgotten that first and foremost Bellevue needs to be advancing its own economic objectives.

There was agreement to replace "regional" with "shared" in ED-36.

Answering a question asked by Commissioner Ferris about the implementation strategies, Mr. Inghram allowed that the Comprehensive Plan is visionary by its very nature and is not generally the place to list implementation strategies. He stressed, however, that the section contains policies aimed at directing implementation. The policies do not get into the details of exactly how and when certain things should be done, rather they identify the types of ways to implement the principles outlined in the policies.

Commissioner Carlson called attention to ED-38 and said in addition to being a classic run-on sentence, the policy contains little more than government gobbledygook that means nothing.

Commissioner Laing said city actions relative to the Lake Hills Shopping Center provide an example of ED-38 being implemented. He noted that the city entered into a development agreement with the developer of the shopping center under which the traffic impact fees were waived and wetland mitigation and a trail was required. ED-38 essentially says it is okay for the city to put itself into such situations.

Commissioner Hamlin suggested the policy could be shortened by simply saying "where appropriate." Mr. Inghram disagreed, however, suggesting that the "ifs" are in fact key to the policy in that they create the litmus test for when the city can financially invest in a public/private partnership. He allowed that the language could be more artfully worded.

The Commission directed staff to redraft ED-38 to be more understandable while retaining the principles outlined in the policy.

Commissioner Laing suggested substituting "shared" for "countywide and regional" in ED-15, and striking the word "actively."

With regard to the revisions to ED-16, Commissioner Laing suggested it should read "...economic development strategy to ensure...." He also pointed out the need to revise ED-25 to change "...helps identify..." to read "...helps to identify...."

B. Comprehensive Plan Update - Community Vision

Commissioner deVadoss shared with the Commissioners a draft set of guidelines he developed, in conjunction with Councilmember Stokes, Planning Director Dan Stroh and Mr. Inghram, at

the direction of the Commission. He said in doing the work they identified that something fundamental was missing, namely guidelines to frame the principles of the vision. He recommended that rather than have a vision statement in the abstract, there should be a preamble for the overall Comprehensive Plan outlining the core essence of the document and a separate vision preamble for each section of the plan.

Commissioner Laing said the comprehensive work creates an excellent lens through which to view what is being done. He said he had not identified anything to add or take away from the guidelines.

Answering a question asked by Commissioner Hamlin about the third bullet, Commissioner deVadoss said the intent was to ensure some sense of continuity with respect to where the city is and where it aspires to arrive. Commissioner Hamlin said the statement has a lot in it that is not necessarily easy to understand. Mr. Inghram said the intent is to use the existing vision statement as the inspiration for going forward.

Commissioner Hamlin said it makes a lot of sense to have a vision statement for each module in the Comprehensive Plan.

Answering a question asked by Chair Tebelius, Mr. Inghram said the drafting process will use the current vision statement to identify the parts that are still valid. He suggested a couple of Commissioners might want to work with Commissioner deVadoss, Councilmember Stokes and staff in creating a draft for the full Commission to review and comment on. Chair Tebelius appointed Commissioner Carlson to assist in the work.

9. OTHER BUSINESS - None

10. PUBLIC COMMENT - None

11. NEXT PLANNING COMMISSION MEETING

A. April 9, 2014

Commissioner Ferris suggested that the single family rental housing panel that will share with the Commission on April 23 should include a student to talk about issues related to student housing. Chair Tebelius agreed and suggested it would be good to ask the student body president to participate as well.

12. ADJOURN

Chair Tebelius adjourned the meeting at 9:07 p.m.

Paul Inghram
Staff to the Planning Commission

5/28/14
Date

Diane Tebelius
Chair of the Planning Commission

5/28/14
Date

* Approved May 14, 2014