



Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

CHEHALIS PLANNING COMMISSION AGENDA

Regular meeting of June 14, 2022

6:00 PM - Chehalis City Hall Council Chamber, 350 N Market Boulevard

Position 1	Gladis Mendez	Staff:	Tammy Baraconi, Planning and Building Manager
Position 2	Melissa Cox		Amelia Schwartz, City Planner
Position 3	Jessica Armistead		Laura Fisher, Permit Technician
Position 4	Kyle McKerricher, Vice chair		
Position 5	David Fitzpatrick		
Position 6	Derek Dodd		
Position 7	Vacant		

AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of minutes from May 10.
4. Citizen Business for items not listed elsewhere on the agenda.
5. Commission Business
6. Public Hearings

Public hearing for RZ-21-001 Rezone request for 201 Hannah Lane. Kyle Wheeler on behalf of the Lewis County Lollipop Guild LLC is requesting that 201 Hannah Lane be rezoned from RUGA-Residential to General Commercial.

7. Adjourn Meeting
 - a. Next meeting will be on July 12, 2022.

Join Zoom Meeting

<https://us06web.zoom.us/j/89231546078?pwd=cDI5ZWQzeGZ6SUXMVTZHRy9objVnZz09>

Meeting ID: 892 3154 6078

Passcode: 970285

1
2
3
4 **Planning Commission**

5 **Meeting Minutes May 10, 2022**
6

7 Present: Tammy Baraconi, Laura Fisher, Gary Cooper, Amelia Schwartz, Kyle McKerricher, David Fitzpatrick, Gladis
8 Mendez, Melissa Cox, Derek Dodd
9

10 Kyle McKerricher calls meeting to order at 6:03pm.

11 Roll call is taken.

12 Approval of minutes from April 12 meeting.

13 No citizen business.

14 Commission business brought to the commission's attention by Tammy Baraconi. There is one rezone request that did
15 not make it into this group. It is a separate stand-alone request. We will have another public hearing next month to
16 address that rezone.

17 Kyle McKerricher agrees with Tammy Baraconi that most of the public attendance for tonight's meeting is here for item
18 C. The Public Hearing for the Urban Growth Area. He makes a motion to move that to the first item to be addressed.

19 Melissa Cox seconds the motion. None opposed. Motions carries unanimously.

20 Kyle McKerricher closes out the public meeting and opens public hearings. He moves to the public hearing regarding the
21 expansion of the Urban Growth Area. After public testimony and careful deliberations, the Commission will make a
22 recommendation to the City Council regarding a resolution to expand the southern boundary of the UGA to include the
23 area adjacent to the Newaukum Golf Course and the Breen property located on the west side of Interstate 5. Staff will
24 present the Staff Report.

25 Tammy Baraconi passes off the Staff Report to Gary Cooper who has been a consultant working with the city to help
26 with various projects. He has been the driving force behind this.

27 Gary Cooper provides some background on the projects. An Urban Growth Area is an area that is in a County but is
28 designed to be annexed in the future by the city. The areas we are looking at are outside of the city of Chehalis current
29 Urban Growth Area in the rural County. The process of bringing properties into the UGA has several steps. It requires

30 not only the city to want it, but the County has to agree to it. The County's committee called the Planned Growth
31 Committee that is comprised of all of the jurisdictions in Lewis County that have a representative. Anything from
32 Winlock to Chehalis to Vader. Some of these municipalities don't regularly participate. Chehalis does. If the City
33 decides to move forward with these expansions the ultimate decisions would be made by the Planned Growth
34 Committee as to whether or not to approve them and move forward with them. This is based off of criteria they have
35 gotten from the Growth Management Act that you need to demonstrate there is a real need and not creating
36 unnecessary sprawl. The process they use ties the proposals back to the statute that establishes Urban Growth Areas.
37 These two proposals we are looking at were generated by private property owners. They came to the city asking if the
38 city would carry them forward. The city has agreed to do that. At this point, the City is the applicant even though the
39 underline request was made by the property owners. If the Commission decides to move forward the city would move
40 forward as the applicant to have these expansions to move forward. The Breen UGA expansion is property that is
41 owned by the Breen Family estate located adjacent to I-5 and Hamilton Road near exit 72. It is one parcel of 110 acres.
42 It is currently zoned 1 unit per 20 acres. That is a very rural zone. A sliver of the property adjacent to I-5 is already in the
43 Urban Growth Area. There is a boundary issue there because there is a few acres that are in the UGA. The nice feature
44 is that there is already infrastructure very close to the property. A big factor for establishing a UGA is whether or not the
45 City could provide sewer and water within the next 20 years. A lot of UGA's that were established in 92 still don't have
46 sewer and water. In this particular case, sewer mains and water mains basically run right up to the edge of the City's
47 current Urban Growth Area. That is a kind of luxury. Most communities don't have that infrastructure. The Breen
48 property has access from Hamilton Road. As far as transportation is concerned it has good access. The goal for this
49 property in the future would be to develop it to mixed use meaning a combination of commercial and residential. The
50 City of Chehalis needs more affordable housing. This expansion will facilitate that in the future. Both commercial
51 development and housing could be realized here. It has historically been used for farming. About half of this property is
52 in the Chehalis River Floodplain. A state requirement if we bring this property into an Urban Growth Area is that the
53 area of the flood plain has to be put into a conservation easement. That protects that area forever. It is managed by
54 typically a land trust that would take it over. There could be some limited recreation, walking trails, things like that but
55 it would never be developed. It provides a level of protection going forward. From an environmental standpoint that is
56 a plus. There is a wetland on this property and floodplain. Maybe 50 acres of the property has development potential.
57 If the Planning Commission wants to approve this to go forward, then it would go to the city Council to vote on whether
58 or not it then forward onto the County to seek their final approval.

59 Melissa Cox explains that she didn't see those details being put into the introduction. The details you provided
60 regarding the wetland use or recreation area wasn't something she read throughout the Staff Report. Will that be
61 something you include?

62 Gary Cooper explains that the proposal that staff put together and have already presented to the Lewis County Planned
63 Growth Committee has all of that information in it. There is an attachment, a report in the packet that does discuss
64 that.

65 Tammy Baraconi adds that it is page 107 off the entire document of 114 pages. The link was sent to the Commissioners
66 with all of the documents.

67 Gary Cooper states that there are 2 applications or proposals that he drafted at the outset once they had the requests
68 from the property owners. They are about 8 pages in length. That is one of the things that was discussed.

69 Melissa Cox explains that the reason why she questioned that was because in the comparison of the other one with the
70 UGA expansion it does more over all in the intro discussing the potentials of the property.

71 Gary Cooper moves to the proposal brought forward by two property owners the Westlund, Enbody, UGA expansion
72 request. This parcel is 247 acres. It is a multi-parcel proposal that is 8 parcels. A good number of those are located on
73 the Newaukum Golf Course. This area is zoned one unit per 5 acres which is also a rural zone. The zone will be decided
74 at a later date. The same desire is to have a commercial mixed use zoning district to provide for a range of commercial
75 and housing down the road. It is close to exit 72 on the other side of the freeway. It is very close to Jackson Highway.
76 Right now, the main access is Newaukum Golf Drive. The applicants have plans if this goes forward, to create some new
77 connections between Kirkland Road, Jackson Highway and Maurin Road. If it were approved and moved forward, then
78 the golf course would still be a golf course. It would go down from what it currently is at 27 holes down to 18. This
79 property also has floodplain. He has included aerials in the proposals that went to the County. He guesses that about
80 50% of this is in the floodplain. The same requirement would hold that it would need to be put in a conservation
81 easement if the UGA expansion were to be approved.

82 Tammy Baraconi clarifies the process moving forward with this project of these UGA expansion requests. They will go to
83 the city Council with the recommendation that you make tonight, whether you recommend approval or denial. It will go
84 to the Council on the 23rd. Staff will ask the council for a resolution of support based upon the Planning Commission
85 recommendation. From there it goes to the County. The County has to update their Comprehensive Plan. They are
86 looking at starting that process of updating their Comprehensive Plan in June which is why it is very important that the
87 UGA expansions were brought to the hearing tonight. Will have to go to the Council on the 23rd for their hearing.
88 Before we can bring them in they have to be adjusted by the County and their Comprehensive Plan. After they are done
89 with it we have 3 years which is what the statute says in order to adjust our Comprehensive Plan to bring them into our
90 Urban Growth Area.

91 Gary Cooper points out that they are recommending support for both of these proposals. One of the underlying reasons
92 for that is that the city of Chehalis has very little land left for developing multi family housing. It has a fairly good size
93 UGA to the south however a big portion of that is in Port district or territory. It is not going to be developed for
94 residential. He thinks that there is only about 150 acres that are currently zoned residential. Of that only about 60 acres
95 is left for development. That city has a desire to eventually annex that area. When it does, there won't be anymore
96 Urban Growth Area south of the city unless these are approved. The residential development is all occurring south of
97 the city at about 6 times the rate of what has been happening within the city. These would ideally facilitate
98 accommodating future growth and providing more affordable housing options in the future.

99 David Fitzpatrick asks Gary if he has looked at the option of transferring some of the industrial land to residential that is
100 already in the UGA.

101 Tammy Baraconi responds to David that the majority of the land that is zoned industrial is owned by the Port of
102 Chehalis. That is their purpose to develop as industrial land. She feels confident in saying they would not want to do
103 that. The only land that the city could look at doing that to would be land that is not part of the Port. That has not been
104 a conversation they have had.

105 Melissa Cox would like to provide some feedback on the Westlund/Enbody properties. She helps point out some typos.

106 David Fitzpatrick asks about the connection to Maurin Road, and he doesn't see where that would connect.

107 Tammy Baraconi thinks it would have to be built but the right of way is in existence.

108 Melissa Cox comments to Exhibit A details about the sewer and water #4. If an expansion, describe your public facilities
109 and services plan to serve the area within the 20-year planning cycle. She feels it is very vague. Fortunately, both sewer
110 and water infrastructure are immediately adjacent.

111 Tammy Baraconi responds that they do not generally have all of those issues ironed out at this level. It is a matter of us
112 making sure we have the ability to serve it.

113 Gary Cooper explains that the city only does 20-year plans for things within the city. That is in the County. It wouldn't
114 be until it comes into a UGA that they would develop a specific plan for how to provide additional services. The plan is
115 in some ways less necessary because the sewer infrastructure already there. It would have to be extended as develop
116 occurs.

117 6:25pm Kyle McKerricher invites the members of the public to testify.

118 Aaron Fuller a local civil engineer approaches to speak to the Commissioners. He represents Joe Enbody and Trevor
119 Westlund. He is one that made the initial application to the city before you today. Regarding the questions of some
120 right of ways through the Port property, that they are currently looking at to expand a road down from Maurin Road all
121 the way down to this property. On the Rush side it would be going through the subdivision to the west. We would be
122 connecting into that subdivision.

123 David Fitzpatrick states that he thought Maurin road was the one that when you got off the freeway at exit 74 it cuts
124 across.

125 Aaron Fuller agrees that it goes all the way down. There are Port properties in the city that have an easement through
126 them that they would be looking at bringing a road all the way down in. They are looking at interconnectivity into the
127 city as well as in the UGA expansion area. It is a much larger interconnectivity plan. Kirkland road to the south, they
128 would then have to go through that area. There are impeding critical areas there that they would have to talk about or
129 mitigate because they would have to put in some sort of conservation easement on that. That is a potential there. We

130 do have direct access to Jackson Highway. One current and one other potential way. Also directly over to Rush road as
131 well. They currently have a plan for phase 1 of the project which would not remove any golf course holes at all. About
132 100 dwelling units with mixed use like a grocery store and storage units.

133 David Fitzpatrick asks where that would be located.

134 Aaron Fuller answers David that it would be in the northeast portion of the undeveloped portion of the golf course east
135 of the club house. There is a whole area of there that is prime for housing. You do have water and sewer available right
136 there. It is Lewis County water and sewer district #4. They will be working through some capacity issues. A potential
137 new sewer upgrade will have to come with that. They will work through that down the road. The golf course has a
138 junior and senior water right to the Newaukum Valley Golf Course. They want to reserve enough water to continue to
139 irrigate their course. As long as that is reserved everything else could be dedicated back to the city or converted from an
140 irrigation to a drinking water right. Then they could plumb that back into the city. He knows the city has been having
141 problems with water and interconnectivity with Napavine and Trans Alta in Centralia. All things that are on the table
142 right now that all cost a lot of money. This expansion is right there with water ready to give back to the city as well. He
143 thinks it is a win win for everybody. A little bit higher density, get some water, everybody is happy, and get some
144 housing.

145 Kyle McKerricher checks to see if anyone joining via Zoom would like to testify. No responders. He motions to
146 recommend the Westlund/Enbody UGA expansion to the city council.

147 David Fitzpatrick votes no.

148 Kyle McKerricher concludes that there are 4 yes votes and 1 no vote for the record for the Westlund/Enbody request.
149 He would like to make a motion to make a positive recommendation to the city Council for the Breen UGA Expansion.
150 All in favor. Motion carries unanimously.

151 Tammy Baraconi tells the Commissioners that staff will move this forward to the city Council with a positive
152 recommendation from the Commission.

153 Kyle McKerricher moves to the next Public Hearing to update the Comprehensive Plan. After public testimony and
154 careful deliberations, the Commission will make a recommendation to the city Council to updates to the Housing, Land
155 Use and Historic Preservation Elements as well as the annual update to the Capital Improvement Plan.

156 Tammy Baraconi speaks to three elements. One is brand new that is the Historic Preservation Element. The information
157 was originally contained within the Land Use Element. Staff pulled it out and made it its own element. Staff worked on
158 the Historic Preservation Element with the Historic Preservation Commission. The Commission voted on February 17,
159 2022 at a public hearing. They recommended approval to the Planning Commission of the Historic Preservation
160 Element. The Land Use Element and Housing Element have more information. The current Land Use Element and
161 current Housing Element does not address growth within the Urban Growth Area. They identify that we have an Urban

162 Growth Area but they do not provide details such as the amount of acreage we have or the amount of room we have for
163 housing. It was the goal through this update to make the Comp Plan reflect what the city is doing rather than have it
164 ignore the entire Urban Growth Area. The UGA is almost bigger than the city itself. Notice that staff talks about density
165 of housing, single family homes, even taking into account the Urban Growth Area. We still have a shortage of 216 acres
166 in order to meet the population projections for 2040. When looking at commercial land and industrial land you will see
167 that we have a shortage of both. Those are important so that we have jobs for all of the people who have homes in our
168 community. Commercial land we are short about 1,100 acres. The Industrial land we are short about 841 acres in order
169 to provide jobs. The last element of the Comp Plan update is or Capital Improvement Plan. The purpose of the Capital
170 Improvement Plan and bringing it to the Planning Commissioners is so that it can be reviewed, and you can say yes that
171 this Capital Improvement Plan is consistent with what we are seeing in the growth patterns in the city and the
172 development of how the city is moving forward or if there are any omission you find that staff might need to address.
173 There is one item that came in late. She has asked Mr. Riddle who is the city's acting Water Superintendent to come and
174 talk about this last item that needs to be put on there. There is a project going forward the city needs to address in the
175 next couple of years.

176 6:36pm Jud Riddle approaches the Commissioners to speak. He has four projects that are meant to address the growth
177 in the UGA just for the water system. One being from 11th street to 18th street. A water main upsizing. The same thing
178 is to be done from 18th street to 21st street. In between the two is the city's pump station at 18th street and Market.
179 That needs upgrades as well. Eventually further down the road the city will need some plant upgrades which will be
180 basins and filters to treat the water.

181 Tammy Baraconi wants to make sure everyone knows the process moving forward with these projects. When we are
182 done here it has to go the Department of Commerce and at that time it will also be taken through the environmental
183 review process and allow again for public comment. Then it will come back to us and then go to city Council for an
184 ordinance to approve if they so choose.

185 Melissa Cox speaks to page 3 in the middle of the paragraph for example in the CIP you will notice there are no projects
186 for stormwater. In this case we lack the items because of staffing issues, not a lack of projects. It would be appropriate
187 for the Planning Commission to question this issue and even recommend that projects be found to include prior to this
188 item being heard by the Council. She did not know that stormwater was not included. She asks for clarification.

189 Tammy Baraconi explains that Mr. Riddle is speaking specifically of the water system. The city does have a stormwater
190 system that at the moment have not identified projects for. Because of staffing issues, they were not able to get any
191 projects identified to get them on the CIP. It would be appropriate for the Commission to make that one of the
192 conditions before it goes to Council. That we find projects that need to be addressed and get them on there.

193 Melissa Cox refers to the end of that paragraph and asks when the Commission can comment on that.

194 Tammy Baraconi explains that the Commissioners as citizens are able to go to the Council at the time that this is heard
195 by the Council and encouraged to speak directly to the Council about it.

196 6:40pm Kyle McKerricher invites members of the public to testify. He checks to see if anyone via Zoom would like to
197 speak. Mr. Ryan is on Zoom but is unable to be heard.

198 6:41pm Aaron Fuller approaches the Commissioners to speak on behalf of Mr. Ryan. He represents Mr. Ryan on his
199 projects. He is trying to develop a couple of lots up on Hilltop and Parkhill Road. He has come to Council a number of
200 times speaking of upper areas above his property that drain down onto his property. They drain through the park on the
201 top of the hill off of city property. The storm drainage system on Hilltop Road is old. It is in dire need of upgrade. The
202 storm systems that were built in the 50s and 60s when that road was built were nonexistent. There was no stormwater
203 code in existence at that time. Nowadays the stormwater code is much more robust, and this has been coming down
204 onto his property for a number of years. He has made a number of claims that the city should take care of it. Right now,
205 they are trying to take care of it on his exact property site. One of those items the Commissioners could identify would
206 be to improve the stormwater system on Hilltop Road. Mr. Fuller states that about a year ago the city hired him on a
207 pro bono basis to come up with a small quick plan. He came of with 2 or 3 different options there and presented it to
208 the city in a number of ways. The lowest was about a \$30,000 upgrade to about a \$90,000-\$100,000 upgrade some
209 where in there. He suggests pulling up his written discussion back then and put that in as a potential project. Mr. Fuller
210 states that Mr. Steve Ryan and the residents of Hilltop Road would like that very much.

211 Kyle McKerricher asks Tammy if the Commission can table this until the stormwater issues are addressed.

212 Tammy Baraconi responds to Kyle that it is a possibility however it would slow down the whole Comprehensive Plan
213 update.

214 Kyle McKerricher asks Tammy if it could be approved with this being addressed by the city Council.

215 Tammy Baraconi provides a yes. She asks Kyle if he would like staff to add projects to it for the stormwater.

216 Kyle McKerricher makes a motion for a positive recommendation to city Council the proposed changes to the
217 Comprehensive Plan Elements and Comprehensive Plan with the addition of Mr. Riddle's additions of recommendation
218 of stormwater products be found and added, and by Mr. Fuller as well.

219 Melissa Cox seconds the motion. All in favor. Motion carried unanimously.

220 Tammy Baraconi confirms that staff will get some projects added to that before it ends up in front of the Council.

221 Kyle McKerricher moves to the next item on the agenda to update the Land Use Map and Zoning Map. After public
222 testimony and careful deliberations, the Commission will make a recommendation to the city Council on updates to the
223 Land Use map and Zoning map.

224 Tammy Baraconi shares with the Commissioners how the staff updates the Comprehensive Plan once a year. A major
225 part of the update to the Comprehensive Plan is to rezone properties. Before the city can rezone a property staff has to
226 first amend the Land Use map to make sure that it is consistent with the request. Attached to the staff report are 3
227 maps. The last map is the picture of about 6 different areas. That map identifies all the properties that the city has
228 received written requests for rezones for. Those areas include a parcel down by the Port owned by the Port off of
229 Bishop Road. There is a parcel over by Jackson Highway and Yates Road that has been requested to be rezoned to R4.
230 There are two properties off of Jackson Highway, one is to the east of Jackson Highway, the request for that is to be an
231 R4. There is another parcel to the west of Jackson Highway which the request was for an R4. The city also has a request
232 for down at Jackson Highway and Carter Lane that the commercial property be rezoned as residential. The parcels over
233 at Cascade Elementary School and RE Bennett. That request was to rezone them as residential. Then the city has the
234 properties over behind Safeway. That request was to rezone them as R3. One of the things as a Commission we
235 struggled with and talked about at length was the fact that there are nonconforming areas. There are a lot of
236 nonconforming areas especially on Market Boulevard. There are single family homes, but the area is zoned as
237 commercial. The problem in that area is that if you own a single-family home zone commercial, our code says if it is
238 damaged more than 50% it has to be brought back to the zoning code that is currently in place which means it could not
239 come back as a residential. It would have to come back as a commercial use. That made it very difficult for people to
240 sell that house as residential. The suggestion staff came up with and the Planning Commission liked is to do a Mixed
241 Commercial Residential that would cover Market Boulevard areas down to by Safeway where there are a lot of areas
242 over there. Also, further down Jackson Highway we have the Newaukum Valley Store. There are a lot of residents. Staff
243 does not want the store to be nonconforming or the houses. This is a nice blend that allows both to coexist and still be
244 conforming. Another big issue that was talked about in the past was the Essential Public Facility zoning. Right now, our
245 zoning map identifies a lot of areas as Essential Public Facilities. Those are areas like City Hall, schools, Green Hill. By
246 state law they are Essential Public Facilities they are not a zoning classification. Essential Public Facility is not meant to
247 be used as a zoning classification. Staff proposes changing that to Open Space Government zoning so that it can cover
248 parks and buildings. We can go back and address the Essential Public Facilities language elsewhere in our ordinances
249 rather than on the map. This project also has to go to Commerce for 60-day review before it can come back to the
250 Council for their decision. During that time staff will do a SEPA review on it and have it ready for the Council. Staff does
251 recommend approval.

252 Melissa Cox asks about the tier system between R1, R2, R3, & R4.

253 Tammy Baraconi explains that it has to do with density & the number of units per acre. The maximum would be 24 units
254 per acre and the minimum is 6.

255 Gladis Mendez asks Tammy how many houses were proposed to be built over by Yates Road.

256 Tammy Baraconi believes it was 64 tiny homes.

257 6:53pm Kyle McKerricher invites the public to testify.

258 Carl Werner approaches the Commissioners representing the property located off of 21st. Kevin Klumper is here, and we
259 are both owners of the property that has done the development work on Jackson Highway. This is phase 3 of a project
260 they started a few years back. Phase 1 is completed with 33 units. Phase 2 is almost completed with an additional 52
261 units. It is continuous into this 5 acre parcel off of 21st. They have been working on this for over a year to try and get
262 rezoning done. They realize the city has been very busy with requests. It is already zone R1. They have 100% occupancy
263 on the units that are open for renters. They build and hold. They have a waiting list for phase 2 and phase 3. They
264 proposed initially to put 62 units on the 5 acres. Through engineering they are looking at the wetland there and cutting
265 it back into the low 50s. They are aware that there has been concern by adjacent neighbors around wetlands and
266 runoff. They are confident that with the engineering they have done and the wetland study that the water problem will
267 be improved on 21st and the adjacent neighbors there by the settlement ponds and set off. Of the total 5 acres the total
268 development area is around 2 acres. The bigger issue is the condition of 21st street and how that will be affected with
269 water & sewer and the condition of the road itself. They build quality units. They are making nice properties within the
270 city.

271 6:55pm Rick Dodd approaches the Commissioners who lives on Cordoba Court right off of 21st street. He states that all
272 of the residents down there are concerned about the road. The road is horrible. There are potholes. Adding the
273 additional traffic to the road without the city having some kind of plan to deal with that issue is, something has got to be
274 done. There is water from the storm drainage that goes several places on the street and goes over the road in several
275 areas. That is there only concern about this project going in. It is the additional traffic coming in and the road is not
276 wide enough for the transit bus, the school bus, and another vehicle to pass it without moving over towards the ditch.
277 That is what they are looking at as a resident down there. They are quality homes, and he has been in several of them.
278 They do not have a problem with them being built. They just want the city to have some sort of plan to do something
279 down there with the road and the storm drainage.

280 6:57pm Aaron Fuller approaches the Commissioners representing 2 of the rezone requests. One is the historic schools
281 over at Cascade and RE Bennett. They are being sold off to a developer who is going to be putting 84 dwelling units in
282 those 2 buildings total. 50 in one and 34 in the other. They are going to be putting in a bunch more parking. They are
283 doing storm drainage improvements on site. They are getting ready to go through to the hearing examiner process on
284 this project. In order to do so they would like to have it rezoned from Essential Public Facilities to residential type
285 zoning. They made the request. They are happy with the city's process on that. They are happy to help provide housing
286 there. There are lot of street upgrades too associated with that project. Also, the property right above Safeway. 24
287 units. Currently zoned R1. They are just over the maximum density of an R1. They are more of a R2 or R3 density. The
288 map he holds in his hands shows R3, but he thinks what is actually proposed is MRC. Mixed Residential Commercial.
289 Either zoning will match with the density requirements they are asking for. They went to the hearing examiner on this.
290 The project is delayed until a rezone would happen. As soon as a rezone would happen, they have a project on the
291 books ready to go as soon as the rezone is valid. The hearing examiner will complete their recommendation and
292 hopefully they will build some houses. They do have nice town homes and a couple others that are commensurate with

293 the Werner's and Mr. Klumper's development. They are high quality. They will be providing a nice walking distance to
294 Safeway and a nice park for the locals in the middle of it. He hopes the Commissioners approve.

295 Tammy Baraconi has some clarifying comments. Staff is looking at the area behind Safeway, the Washington Avenue
296 Apartments. Staff is looking to zone those as the Mixed Residential Commercial. It gives them the same density of units
297 they are looking for but allows a little bit more flexibility. The same with RE Bennett and Cascade. Staff also propose
298 rezoning that to the MRC which is consistent with all of the other zoning along Market Boulevard.

299 Gladis Mendez asks if Carl can speak on behalf of what the plan is for 21st to address the concerns.

300 Carl Werner answers that it is not their responsibility. It is part of their property, the sidewalks, so standard
301 improvements will be done just like what they did on Jackson Highway. There will be access through the Jackson
302 development like a horseshoe that connects. Just like Jackson Villa where there are multiple access points.

303 Tammy Baraconi informs the Commissioners that there are plans in the works to create what is called a Safe Routes to
304 School, to apply for a Safe Routes to School grant. This is so that they can get safe pedestrians and safe sidewalks from
305 21st all the way over to 18th. Through out that neighborhood all the way over to the pool so that kids can get to the
306 Elementary Schools, the Junior High safely. It is a grant through the Washington State Department of Transportation.

307 Derek Dodd asks Tammy what that looks like as over the years more town houses are built or more apartment buildings
308 are built for the road, surveys, for the city to upgrade. Does the city then create a plan to upgrade the road? What is
309 the city's responsibility in that?

310 Tammy Baraconi responds to Derek that is what the purpose of the Capital Improvement Plan. It is to identify those
311 areas that are failing and to get them fixed.

312 Melissa Cox asks if based off the commentary from the public, if the commissioners recommend approving, is this
313 something they can say that stormwater and transportation need to be put on the Capital Improvement Plan.

314 Tammy Baraconi tells Melissa that the Commission can make that recommendation.

315 7:05pm Kyle McKerricher closes out the public comment portion of the meeting. He motions to make a positive
316 recommendation to city Council for proposed changes to the land use map and zoning map subject to the following
317 conditions: the stormwater and traffic issues are addressed on 21st through the CIP.

318 Melissa Cox seconds the motion. Motion carries unanimously.

319 7:06pm Kyle McKerricher closes the public hearing. Opens the regular meeting then adjourns at 7:07pm.

320

321 Approved by: _____

322 Kyle McKerricher, Chair

323 Recorded by: _____

324 Laura Fisher, Permit Technician