



## Planning Commission

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# MINUTES

Thursday, February 25, 2021

Due to Governor Inslee's proclamation 20-28 in response to COVID-19, this Planning Commission meeting will be conducted entirely through teleconference. Commissioners, as well as the public, will separately call into the meeting and be able to listen and participate live as the meeting happens. Instructions on how to listen and/or participate live to the Planning Commission meeting can be found on the [City's Website](#).

### 1. CALL TO ORDER: 6:00 PM

### 2. ROLL CALL:

COMMISSION MEMBERS: J Calvin Armerding, Kevin Owens, Jerry Marczyński, Jessica H. Stone PhD, Steve Hrutfiord.

STAFF: Stacy Clauson, Community Planner II; Stacie Pratschner, Community Development Director; Ivonne Barnette, I.T. Specialist; Allison Tompkins, Community Planner I

### 3. REVIEW MINUTES

- January 14, 2021

**MOTION MADE BY COMMISSIONER MARCZYNSKI TO APPROVE JANUARY 14, 2021 PLANNING COMMISSION MINUTES AS WRITTEN. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.**

### 4. PUBLIC COMMENT

No public comment.

### 5. PUBLIC HEARING

- Stacy Clauson presented project background and staff recommendation for Cedar Court Apartments Conditional Use Permit (CUP) Application (#2020088) and Variance Requests (#2020084).
  - Staff entered into the record the application materials and associated attachments, including 1) the staff report with detailed findings and

recommendations and 2) information from the applicant in support of their presentation.

- Staff advised the Planning Commission on the following potential action options:

A. Conditional Use

1. Approve the Conditional Use Permit, with findings as written in the accompanying staff report.
2. Deny the Conditional Use Permit, with changes to the findings contained in the accompanying staff report.
3. Continue the Planning Commission deliberation of the proposed Conditional Use Permit to a date certain.

B. Variance

1. Approve one or both variance requests, with changes to the findings contained in the accompanying staff report and proposed conditions of approval, if applicable.
2. Deny one or both variance requests, with findings as written in the accompanying staff report.
3. Continue the Planning Commission deliberation of the proposed variance requests to a date certain.

- Applicant(s) and representatives of Harbor Lands LLC. gave a presentation in support of their request.
- Commissioner Armerding opened the floor for public comment.
  - Glenn Pentland, 1283 Harrison Ave.
  - Raymond Leone, 1315 Harrison Ave.
  - Kathleen Capson, 1015 Harrison Ave.
  - Sharon Sommers-Hill, 1333 Harrison Ave.
  - Karen Winquist, 314 Boblett Ave.
  - Michael Bohnsen, 1215 4<sup>th</sup> St.
- Commissioners asked questions of applicant(s) and staff on the request for approval of the Conditional Use Permit (CUP) Application (#2020088) and Variance Requests (#2020084).

**MOTION BY COMMISSIONER OWENS TO CLOSE THE PUBLIC HEARING PORTION OF THE MEETING. SECONDED BY COMMISSIONER MARCZYNSKI. UNANIMOUSLY APPROVED.**

- Commissioners deliberated the request for approval of Cedar Court Apartments CUP and Variance.

**MOTION BY COMMISSIONER MARCZYNSKI TO DENY WITH FINDINGS AS WRITTEN IN THE ACCOMPANYING STAFF REPORT THE VARIANCE PERMIT TO REDUCE THE SIDE YARD SETBACK ALONG THE WEST PROPERTY LINE FROM 16 to 10 FEET UNDER PERMIT 2020084. SECOND BY COMMISSIONER STONE. MOTION UNANIMOUSLY APPROVED.**

**MOTION BY COMMISSIONER MARCZYNSKI TO DENY WITH FINDINGS AS WRITTEN IN THE ACCOMPANYING STAFF REPORT THE VARIANCE PERMIT TO REDUCE THE PARKING SPACE REQUIREMENTS FROM TWO STALLS PER DWELLING UNIT TO ONE STALL PER DWELLING UNIT UNDER PERMIT 2020084. SECOND BY COMMISSIONER HRUTFIORD. MOTION UNANIMOUSLY APPROVED.**

**MOTION BY COMMISSIONER HRUTFIORD TO APPROVE THE CONDITIONAL USE PERMIT EMPHASIZING THE PURPOSE OF THE RESIDENTIAL OFFICE DISTRICT AS A GATEWAY TO THE DOWNTOWN COMMERCIAL CENTER AND THAT BUILDINGS SHOULD VISUALLY ENHANCE THAT ROUTE. SECONDED BY COMMISSIONER OWENS.**

**MOVED BY COMMISSIONER MARCZYNSKI FOR A FRIENDLY AMENDMENT TO THE MOTION, "IN ADDITION APPROVE WITH FINDINGS IN THE ACCOMPANYING STAFF REPORT". SECOND BY COMMISSIONER OWENS. MOTION CARRIES UNANIMOUSLY.**

**MOTION TO APPROVE THE ORIGINAL MOTION AS AMENDED. MOTION CARRIES, WITH FOUR COMMISSIONERS APPROVING. COMMISSIONER STONE ABSTAINED.**

**6. NEW BUSINESS**

- Community Development Services (CDS) presented the 2021 Comprehensive Plan Docket and 2021 Amendments to the Zoning Code.

**7. INFORMATIONAL ITEMS**

- CDS updated planning commission on the County Hazard Mitigation Plan update.

**8. Adjournment 8:51 PM.**