

1 **Old Business:**

2 **Middle Housing Development Regulations with SCJ Alliance**

3 Mr. Hofman gave some context to the middle housing element and the work with SCJ alliance. Mr.
4 Hofman also discussed deadlines and the vision of the middle housing element and the discussion of
5 housing types and what is appropriate for the community and how the policies interact with critical
6 areas and other issues.

7
8 Ms. Tapert gave a presentation on the Middle Housing element. The three middle housing types
9 chosen as the three most supported types of housing from the survey were cottage court,
10 accessory dwelling unit, and duplex. SCJ consultants will now be working on what the gaps are
11 in the city code and how to tackle those gaps with the middle housing element.

12
13 Planning Commission members asked Ms. Tapert some questions regarding the middle housing
14 element including possibilities of ADUs and housing options. Planning commission members
15 also expressed concerns about the impacts on the community of increased housing. Cmr. Larson
16 stated that she would start a google document and share with all the members to ensure that
17 everyone's questions are in one place and can be documented for future meetings and
18 conversations.

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20 Vice Chair Kaje stated that he would like the Planning Commission to talk about the street
21 frontage requirements on the zones RS 15 and RS 20 zones due to the restrictions it places on
22 subdividing in these zones.

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24 **Discussion on items of Planning Commission interest or concern - for future meetings**

25 **Climate Element with the Climate Policy Advisory Team**

26 **Economic Development, Business Assistance for Small Businesses and Mixed Use**

27 **Expand Commercial Base, Feedback from Business Representatives**

28 **Reasonable Use Exceptions (RUEs), Revisit and End User Guide**

29 **Housing in Southern Gateway, Incentives**

30 **Tree Canopy Report, Update**

31 **Parks, Recreations, Open Space, & Trails (PROST) Plan, Update**

32 **Education on/of Development**

33 **Regulations Perkins Way and 40th Place Impacts, Traffic Calming and Safety, Light Rail**

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35 Vice Chair Kaje took over the meeting as Chair Alvarez-McCartney had to step out early. Vice
36 Chair Kaje suggested organizing the list as priorities, for example, the first priority being those in
37 the list that relate to middle housing. Cmr. Lee went to the whiteboard to lay out the calendar and
38 how the 2025 work plan will look like for the Planning Commission. The board discussed the
39 items on the list and how to appropriately tackle them.

40
41 **New Business:**

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43 **Reports and Announcements:**

44 **Planning Commission Vacancies and Recruitment**

45 Cmr. Cramner is moving next year. Mr. Hofman stated that the City Clerk has begun advertising for
46 the vacancy. Cmr. Larson announced that she is willing to step down from the Planning
47 Commission if there are any qualified candidates that would like to join.

1 **Citizen Comment:** No public comments.

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3 **Agenda for Next Meeting:** Additional discussion on middle housing and finalizing the 2025 work
4 plan.

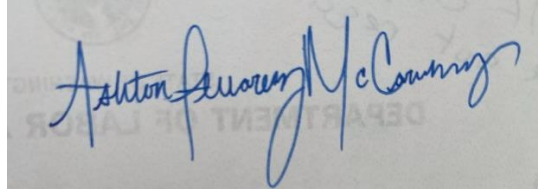
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6 **Adjournment:** Cmr. Kleweno made a motion to adjourn the meeting, Cmr. Larson seconded, and
7 the motion was carried unanimously. The meeting adjourned at 9:00 PM.

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APPROVED:



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Ashton Alvarez-McCartney, Planning Commission Chair