



## **PLANNING COMMISSION MINUTES REGULAR HYBRID MEETING May 20, 2024**

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*This meeting was conducted in person and remotely using teleconferencing technology provided by Zoom.*

**CALL TO ORDER & ROLL CALL:** Chair Marusiak called the meeting to order 7:04 PM

**Commissioners:**

Chair Luke Marusiak, Vice- Chair Testman, Ashleigh Kilcup, Darrell Lambert, and Michael Krohn were present.

Commissioner Steve Smith was excused.

**City Staff:**

Emily Arteche, Community Development Director; Ashley Wragge, Planning Technician; Andy Latham, IT Support Systems.

**PUBLIC COMMENT**

No comments.

**AGENDA APPROVAL**

Agenda unanimously approved.

**MINUTES**

May 6, 2024 minutes were approved unanimously.

**COUNCIL LIASION UPDATE**

Council is reviewing the CIP. The non-utility portion, projects and programs, is being reviewed. The current estimate for the Community Center Expansion is 29 million. 911 response system ordinance passed, it is now a crime to call 911 for non-emergency calls. King street closure is proposed for the summer to trial using that as a pedestrian and business space extension from the gazebo, the downtown merchants are supportive of this proposal.

**PUBLIC HEARING**

No public hearing.

**DESIGN REVIEW BOARD**

No design review.

**LEGISLATIVE/POLICY ITEMS/ REGULATIONS**

**Historic Downtown Retail Code Amendment Recommendation and MUFP Amendment Update**

Staff overviewed the Mixed Use Final Plan Amendments, the current requirements for the Downtown Historic retail requirements and the evolution of the code proposals including how it connects to the MUFP amendment. After discussion on the recommendation, the Planning Commission unanimously approved a motion to: eliminate conditions 4 and 5 in the SRI MUFP and Development Standards; amend SR1 Mixed Use Final Plan Development Standards Chapter 12E.040 to add a 90% retail requirement of the businesses in the three-block area of Neighborhood Center facing Center Boulevard SE from Snoqualmie Parkway to SE Ridge Street; amend 17.37.040(A)(2) Waiver of special use regulations to require vacancy period to 365 days prior to applying for a waiver; amend 17.37.040(B)(1) to add online advertising of

vacancies; amend 17.37.040(C) to require the Council Community Development Committee issue a written decision allowing or denying a waiver and appealable to City Council; amend 17.37.030(A) Special use regulations within downtown historic district overlay zone to increase the minimum percentage of storefronts to 90%; Increase Retail District Overlay to includes Falls Avenue SE.

## **OTHER BUSINESS**

### **Training- Historic Preservation**

Presented a video from King County covering their historic preservation programs.

### **Planning Commission Interest**

### **Upcoming Schedule**

Future Agenda List

Work Program

The next meeting will be on Monday, June 3, 2024.

## **ADJOURNMENT**

**MOTION** by Commissioner Marusiak, **SECONDED** by Commissioner Krohn to adjourn the meeting.  
Motion carried unanimously.

The meeting adjourned at 8:28 pm.

*Minutes by Ashley Wragge, Planning Technician  
Recorded meeting audio is available on the City website after the meeting.  
Minutes approved at the June 3, 2024, Planning Commission Meeting.*