

**MID-COUNTY LAND USE ADVISORY COMMISSION
MEETING MINUTES
May 14, 2019**

Minutes of the Mid-County Land Use Advisory Commission (MCAC) are not verbatim; however, audio recordings are available upon request.

MEMBERS PRESENT:

Dan Haire
Herb Bickle
Michael Allen
Giovanni Vendetti

MEMBERS ABSENT:

Eric Herde
Gina Bua
Caleb Knight

Meeting was called to order at 6:31 PM. Roll was taken, and a quorum was present.

NEW BUSINESS

Community Plan Update Public Meeting

Jessica Gwilt, Senior Planner, addressed the Commission and members of the public and gave a PowerPoint presentation.

Ms. Gwilt explained what a Community Plan is and how it affects development. She also outlined the Community Plan Update process and timeline.

Ms. Gwilt discussed the Centers and Corridors proposal. The purpose is to focus growth along 5 major corridors, prioritize investments for efficient services, encourage economic development, increase transit viability and alternative transportation options, and support bus rapid transit on SR-7. She explained the new zones that are being proposed and how they are different from what is existing.

She discussed other significant changes being proposed to the Development Regulations that are not related to the Centers and Corridors proposal.

She explained where the public could access resources.

Next MCAC meeting is May 28th. That will entail possible amendments from the Commission with them making a final recommendation.

Staff handed the meeting over to the Chair of the Commission.

PUBLIC TESTIMONY

Thomas Heinecke, 6323 132nd St E, thanked the commission for the open house. Does not agree with the zone change from RR to MSF. Does not believe the wetland map is accurate. It doesn't show the large development nearby. Some areas stay under water 9 months out of the year. The changes in density does not fit or reflect existing land use constraints.

Ken Moberg, 121st St, questioned why they make this a win or lose battle. This Commission cannot change the urban growth area boundaries. Everything about the proposal is wrong. Scott Edwards has put in millions of dollars of infrastructure, including sewers.

Mario Tallungan, owns property that is being proposed to change from Neighborhood Center to ECOR. This is in direct conflict to what they have been planning for. He already has preliminary approval to build three buildings with 22 units. The zone change would disrupt this plan.

Terry Wise, by changing zoning, you create non-conforming uses. This places a burden on the property owner. The point of planning is to avoid creating non-conforming uses. Our Savior Lutheran Church would become non-conforming. *Read a statement from Our Savior Lutheran Church.* Wants it zoned NC, not NCOR.

Cheryl Ebsworth, *APEX Engineering - 2601 S 35th St*, agent for Mr. Tallungan, His project is along 112th and Bingham. There are residential lots and that is the access for the industrial users. The small lots are not conducive for industrial uses. Would like the Commission to recommend keeping it NC (or perhaps NCOR). If the zone changes happen after site development, but before the building permits are pulled, the entire townhouse development would be non-conforming. They would like County staff to look harder at this zone/zone change.

Cindy Beckett, is not from this community, but all these changes will affect other communities. Traffic will get worse. People are already driving through neighborhoods to avoid congestion on major roads. She has not heard of any plans to put public transportation out in this area. This entire region gets all its water from a sole source aquifer. When you pave over more of the aquifer, it will run out faster than it already is. There is no other water source.

Roxy Giddings, from PSM area, would like the Commission to ask the County how many pieces of properties are going to be rezoned and how many will be left non-conforming. There are some good things being said, like how staff does not want the wetlands ruined. You should be aware of zero-lot lines. That means you can build right up to the property line.

Public testimony closed.

COMMISSION QUESTIONS

- Will NCOR make single-family homes non-conforming?
 - A: No – Town Center would, but that zone is not being proposed in the Mid-County Community Plan.
- Next meeting, staff will pull up parcel numbers for Mr. Tallungan’s property and Our Savior Lutheran Church.

Motion made and seconded to continue the meeting until May 28.

Meeting adjourned at 8:02 PM