

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

June 7, 2007
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Wagner
Commissioner Pyle
Commissioner McClelland
Commissioner Harris
Commissioner Hall
Commissioner Broili

STAFF PRESENT

Steve Cohn, Senior Planner, Planning & Development Services
Steve Szafran, Planner, Planning & Development Services
Flannary Collins, Assistant City Attorney
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Phisuthikul

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:07 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, Commissioners Wagner, Pyle, McClelland, Harris, Hall, and Broili. Commissioner Phisuthikul was excused.

APPROVAL OF AGENDA

Chair Piro announced that the agenda was revised since its discussion at the previous Planning Commission meeting. The work session discussion on the South Aurora Triangle Zoning District has been postponed. However, staff would provide an update on the issue later in the meeting. The Commission accepted the agenda as presented by staff.

DIRECTOR'S REPORT

Steve Cohn reported that Mr. Tovar was not able to attend the Commission meeting because he was at the Westminster Triangle Neighborhood meeting to speak to them about the South Aurora Triangle Comprehensive Plan and rezone. He noted that the remainder of the Director's Report is related to future agenda items and could be postponed until after the public hearing has been completed.

APPROVAL OF MINUTES

The minutes of May 17, 2007 minutes were approved as corrected.

GENERAL PUBLIC COMMENT

Dennis Lee, Shoreline, said he has lived in the Briercrest Neighborhood since he was in kindergarten, and he participated in the Comprehensive Planning Process when Shoreline first became a City. He expressed his concern about the piecemeal rezoning that is occurring in his neighborhood and suggested that a better approach would be to create a neighborhood subarea plan that addresses the drainage and other issues that have been previously identified by City staff. If the City allows infill development to occur piecemeal, without concurrently addressing the infrastructure problems, problems could arise later that are more difficult to resolve. The subarea planning concept would allow decisions to be made at the neighborhood level rather than by the Planning Department staff.

Mr. Lee said that if the City wants to have anything other than apartments and 7,200 square foot lots in the Briercrest Neighborhood, they should create a subarea plan that includes design standards and code language that establishes a ratio for living space to lot size. This could allow opportunities for developing two houses on small lots, but large houses with zero setback could not be squeezed in. Smaller houses would be more appropriate for the type of development that already exists in the neighborhood. He noted that the Briercrest Neighborhood is one of the lowest income areas in Shoreline, but the per square foot resale price for many of the homes is more than some in Richmond Beach because there are few starter houses except apartments in the City. He concluded by asking that the City seriously consider the option of creating a neighborhood subarea plan for this area.

Commissioner Broili asked Mr. Lee to further explain the concept of a living space to lot size ratio. Mr. Lee explained that establishing a living space to lot size ratio would prevent a developer from building large homes on small lots. Instead, a developer would have to build smaller homes that are more in character with the surrounding properties and more affordable.

Vice Chair Kuboi recommended that Mr. Lee submit his written comments to staff so they could be forwarded to the Comprehensive Housing Strategies Group. He noted that some of the issues raised by Mr. Lee have already been discussed by the group. Mr. Lee said he has already contacted members from the Committee and provided information regarding his neighborhood's proposal. He agreed to provide his written comments as suggested by Vice Chair Kuboi.

Mr. Cohn announced that the Planning Department Staff is intending to begin a subarea plan process for the Briercrest Neighborhood starting in January of 2008. Chair Piro said the Commission has also talked about their anticipated participation in the subarea planning process. Mr. Cohn indicated that the work program for the subarea planning process has not been established. Commissioner Pyle asked if the City Council has offered their support for the subarea plan. Mr. Cohn answered that staff has discussed the concept with the City Council, but they have not yet received City Council approval for the project to start in 2008.

Commissioner Broili expressed his concern that neighborhood subarea planning should take place throughout the City, and not just the Briercrest Neighborhood. Mr. Cohn explained that the neighborhood subarea planning process is very labor intensive and the staff cannot work on all of the neighborhoods right now. However, at some point in the future the City will develop criteria to prioritize subareas so that subarea plans can be accomplished over a period of time.

**PUBLIC HEARING ON SITE-SPECIFIC REZONE AT 14727 – 32ND AVENUE NORTHEAST
(FILE NUMBER 201639)**

Chair Piro reviewed the rules and procedures for the public hearing. He reminded the Commissioners of the Appearance of Fairness Rules and inquired if any Commissioners received communications regarding the subject of the hearing outside of the hearing. None of the Commissioners identified ex-parte contacts, and no one in the audience voiced a concern, either.

Staff Overview and Presentation of Preliminary Staff Report

Mr. Szafran said the proposal is to change the zoning from the current R-12 designation to an R-24 designation to accommodate a higher-density development. He provided a zoning map to illustrate the zoning of the subject property, as well as surrounding properties. He noted that zoning to the south and east is R-18, with R-12 to the west and north of the subject property. He also provided a Comprehensive Plan Map that identifies the site as high-density residential, which allows the zoning categories of R-12 through R-48. He advised that a private open space (cemetery) is located to the north, and properties to the south and east of the subject property are designated at mixed-use.

Mr. Szafran reviewed that the subject property is currently developed with a one-story, single-family home. The properties to the north and south are also developed as single-family homes. Single-family homes, a duplex development and other higher-density multi-family development are located to the east. He noted that no street improvements have been constructed along 32nd Avenue, but they would be required for any future redevelopment as part of the building permit. Mr. Szafran provided pictures to illustrate the existing condition of the subject property, as well as surrounding properties.

Mr. Szafran advised that the rezone proposal would meet the zoning criteria by increasing housing units and housing choices. It would also locate higher-density housing in an appropriate area that is adjacent to public transportation and two major arterial streets as directed by the Comprehensive Plan. He noted that the application would also be consistent with the City's high-density residential goals and policies and other recent rezone requests for the area. He said staff recommends approval of the rezone

application to change the zoning on property located at 14727 – 32nd Avenue Northeast from R-12 to R-24.

Commissioner Wagner asked how many units could be developed on the subject property given its current zoning. Mr. Szafran answered that two units would be allowed. Commissioner Wagner noted that a single-family home is located to the south on property that is zoned R-18, which makes that lot underutilized, as well. Mr. Szafran added that three units could be developed on the southern property.

Commissioner Pyle noted the patchwork of zoning that exists on the area has been identified as a special study area. He said that unless the City were to do an area-wide rezone, it would not be possible to obtain a transition that is consistent with the one identified on the diagram provided by staff to illustrate density transitions from Bothell Way and Northeast 145th Street. Otherwise, all of the properties that have been developed to the potential they are currently zoned would become non-conforming. The patchwork is growing, and something more comprehensive must be done to achieve vision and consistency in the area.

Vice Chair Kuboi asked if the diagram that was provided to illustrate density was provided as the basis for the staff's recommendation. Mr. Cohn answered that the diagram provides a vision for how transition could work in the area and was part of the staff's reasoning for why R-24 zoning would be appropriate on the site.

Applicant Testimony

Jeff Carroll, Shoreline, advised that he is one of the applicants for the proposed rezone application. He said he has been a real estate agent for a long time, and now is a buyer and developer. He explained that he and his business partner carefully studied the Zoning Map and Comprehensive Plan, and their goal is to develop a project that is consistent with the Comprehensive Plan.

Cary Richards, Brier, said he is also one of the applicants for the proposal. He agreed with Mr. Carroll that their goal is to develop the property to its highest and best use. They feel their project would result in affordable housing, and noted that higher density in this area is a trend for the future. He said that after carefully studying the Comprehensive Plan and zoning, they feel their proposed rezone would meet the required criteria. Mr. Richards said they are aware of the drainage situation and will take whatever measures are necessary to resolve the problem. He noted that no matter what is developed on the subject property, the drainage problems would have to be addressed.

Mr. Richards pointed out that a rezone precedent has already been set in the area since a parcel a few blocks south was recently rezoned to R-24. Again, he emphasized that the project would provide the type of units that "starter" buyers would be able to purchase.

Questions by the Commission to Staff and Applicant

Vice Chair Kuboi asked the applicants to review the detailed materials that were presented at the neighborhood meeting. Mr. Richards answered that they provided copies of the zoning map, as well as

a brief description of what they are attempting to do on the subject property as far as square footage, size, etc.

Commissioner McClelland asked regarding the attendance at the neighborhood meeting. Mr. Richards reported that five people attended the neighborhood meeting. Commissioner McClelland questioned the percentage of owner occupied units versus rental units for the homes in the neighborhood. Mr. Richards said he doesn't have these numbers, but he knows there are numerous rentals in the area. Mr. Carroll added that the applicants knocked on doors of residents in the area, and they received some positive comments. Most of the residents living on the east side of 32nd Street indicated they were renters.

Commissioner Broili asked the applicant to describe the drainage situation. Mr. Richards answered that the water table in the area is relatively high. However, they haven't spent a lot of money studying the situation yet. If and when a rezone is approved, they will hire the appropriate professionals to help resolve the problems. Commissioner Pyle noted that addressing the drainage situation adequately could lead to a fairly extensive stormwater conveyance project since the existing system may be inadequate. Again, Mr. Richards indicated the applicants are aware of the drainage situation.

Chair Piro asked if the applicant considered the option of rezoning the property to R-18 instead of R-24. Mr. Richards answered that an R-18 zoning designation would not meet their project requirements, and it would be necessary to construct five units in order to make the project feasible. Chair Piro noted that an R-18 zoning designation would allow a 3-unit project on the property.

Commissioner Broili asked about the stormwater system that currently exists in the area. Mr. Szafran said the staff does not know the existing stormwater situation in this area. Vice Chair Kuboi clarified that the applicants do not currently own the property. Mr. Richards agreed that they do not currently own the property, but they have a contract to purchase the property.

Public Testimony or Comment

Dennis Lee, Shoreline, noted that the Comprehensive Plan requires the City to consider the issue of concurrency before they approve applications to increase density. Drainage in the area is already bad, and additional development would increase the problem. He recommended the Commission deny the application for now and ask the City Council to establish some interim development controls until the existing drainage, traffic and other problems in the area have been comprehensively addressed.

Vice Chair Kuboi asked if the City's existing Capital Projects Budget includes funding to address drainage in this area. Mr. Cohn answered that it is his understanding that it does not.

Commissioner Pyle asked Mr. Lee if he attended the neighborhood meeting that was conducted by the applicant. Mr. Lee said his health does not allow him to attend neighborhood meetings anymore, and they seem to be futile anyway. Commissioner Pyle asked if the neighbors in the area have had any other meetings to address their concerns. Mr. Lee said they have, but they have become frustrated, too.

David Jensen, Shoreline, referred to the zoning map found on Page 21 of the Staff Report, which indicates the piecemeal development that has occurred over the years. He said the water problem is so significant that he gets water under his house even though he lives on the high side. He said he could support a rezone to R-18, but not to R-24.

Commissioner Pyle said one comment letter received by the Commission talks about the traffic and parking problems that already exist in the area. He asked Mr. Jensen to share his thoughts regarding the parking issue. Mr. Jensen said that his neighborhood is a major cut through for people going to Bothell Way and Northeast 145th Street. He agreed that traffic is a big issue, particularly for children who live in the single-family homes.

Presentation of Final Staff Recommendation

Mr. Szafran said staff continues to recommend approval of the rezone application to R-24. He noted that the density difference between R-18 and R-24 zoning is only two units, and two units would not have any significant impact on traffic, drainage, etc.

Final Questions by the Commission and Commission Deliberation

Commissioner Broili asked about the percentage of lot coverage that would be allowed in an R-24 zone compared an R-18 zone. Mr. Szafran answered that the maximum building coverage allowed in an R-18 zone is 60% and the maximum impervious surface allowed is 85%. The R-24 zone would allow a maximum building coverage of 70% and a maximum impervious surface of 85%.

Commissioner McClelland expressed her belief that the City should try to preserve the small, single-family homes that exist in this neighborhood. They offer good starter homes for young families. She suggested that perhaps the zoning ordinance and the Comprehensive Plan are outdated for this area. Putting a long, skinny, five-unit complex between two, single-story houses would be out of character with the existing neighborhood. She questioned the wisdom of moving forward with rezones in this area in a piecemeal fashion. She agreed with Mr. Lee's suggestion that the City Council establish an interim control until the City has given further thought to the future of the neighborhood.

Vice Chair Kuboi asked staff to share their general methodology for addressing the cumulative impacts of a proposal. Mr. Cohn said that, at this time, staff deals with cumulative impacts by reviewing the rezone proposal and what has been developed recently to determine whether or not a proposal would reach a tripping point. He said staff does not believe the area has reached this point yet, even including the rezone application. He noted that the area has been designated as multi-family residential since at least 1980. Because the 2004 Comprehensive Plan did not significantly change for this area, no additional analysis was conducted to identify cumulative impacts. The only time the City would conduct a cumulative impact analysis for this neighborhood would be if they were proposing a legislative rezone. When considering single property rezone requests, staff looks at the rezones that have been approved in the last few years to identify the total impact.

Vice Chair Kuboi asked at what point the piecemeal rezoning of this area would reach a tipping point and a cumulative impact analysis would be appropriate. He said he would feel better about recommending approval of the subject application and other future applications if he knew where this point might be. Mr. Cohn said he cannot identify the exact tipping point, but estimated that it would come about the time when approximately 1/3 of the properties have been rezoned. He noted that the approved rezones were spread out on different streets, with different access points. Therefore, the traffic impacts are not significant.

Commissioner Pyle said he recently attended a neighborhood meeting regarding the issue of zoning. Almost all 55 people in attendance expressed concern about the area surrounding the subject property. Nearly everyone voiced their concern that one of the values of the community is affordability and smaller buildings. He emphasized that the City can always allow more units to be built in this area, but they can't take any away. While approval of the rezone application might provide a predictable environment for developers, it would result in an unpredictable environment for the community and that detracts from the community's objectives.

Commissioner Broili asked how many properties in the neighborhood have already been developed beyond the vision shown on the transition illustration. Mr. Cohn pointed out that the properties along 30th Avenue Northeast have all been developed under R-18 and R-24 zoning, but because there is already a great deal of R-12 development on both sides of 31st Avenue Northeast and the west side of 32nd Avenue Northeast, staff believes there is an opportunity for a reasonable transition to occur.

COMMISSIONER HALL MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL DENIAL OF THE REZONE REQUEST FOR PROPERTY LOCATED AT 14727 – 32ND AVENUE NORTHEAST. COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Hall pointed out that this neighborhood has some small, affordable, older homes. He acknowledged that affordable housing is an important goal of the City, and the Comprehensive Plan contains policies to support this goal. He also acknowledged the subject property's close proximity to business centers and transit, which also makes the area ripe for higher-density development. However, the Commission must carefully consider whether this is the right way and the right time to make the change (i.e. piecemeal versus master planned). While staff has provided a diagram for how the zoning could transition from Bothell Way and Northeast 145th Street, there is no subarea plan in place to turn the transition concept into a reality.

Commissioner Hall based his motion to deny the proposed rezone application on the following:

- ***Comprehensive Plan Land Use Policy 1:*** Commissioner Hall pointed out that this goal requires the City to preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources. He recalled concerns that were raised by the public about the high water table that exists in the area. While it may be possible for the applicant to address these issues through reasonable engineering standards, more creative solutions could be utilized if they were considering a larger area than just this

one lot. He noted that when the water table is very high, a developer's options are very limited because they can't get infiltration on site.

- ***Comprehensive Plan Land Use Policy 14:*** Commissioner Hall said that while it is true that R-24 zoning would be consistent with the Comprehensive Plan land use designation, the same would be true for R-12 zoning. There is no preference in the Comprehensive Plan for preserving one zoning designation over another. He acknowledged that the City has policies to encourage a variety of housing types, and this drives towards higher zoning in some locations.
- ***Comprehensive Plan Land Use Policy 139:*** Commissioner Hall reviewed that this policy calls for restricting the water runoff rate and restoring water quality to predevelopment levels for all new development and redevelopment. Because of the high water table in this area, allowing 80% impervious would make it very difficult to meet the requirement of this policy.
- ***Community Design Goal 1:*** Commissioner Hall pointed out that this goal encourages the promotion of community development and redevelopment that is carefully considered, aesthetically pleasing, functional, and consistent with the City's vision. He said he would be able to support upzoning the subject property if it were done in the context of a subarea plan that was carefully considered to balance the neighborhood goals.
- ***Community Design Goals 2 and 4:*** Commissioner Hall advised that these goals talk about ensuring that development proposals contribute to the community and compliment adjacent development. He recalled that, in the past, the Commission has looked unfavorably at rezone proposals that jump a couple of zones and go beyond what any of the adjacent parcels are zoned. Even though there is a scattering of R-18 and R-24 zones in the vicinity, rezoning the subject property to R-24 would make it a higher density than any of the immediately adjacent parcels, including across the street. He said he is not convinced this would complement the adjacent development.

Commissioner Broili agreed with the findings presented by Commissioner Hall. He expressed his concern that the City doesn't have a clear idea of the existing drainage conditions and what facilities are available. The existing zoning allows up to 50% impervious surface, and the proposed R-24 zone would allow 85%. He expressed his belief that it would be inappropriate to allow more impervious surface without addressing the drainage issues in a more comprehensive fashion.

Vice Chair Kuboi said he appreciates the perspective provided by Commissioner Hall, but he is troubled that the Commission is considering denying this rezone application when they have recommended approval for almost identical applications for properties further down the street. If the Commission votes to recommend denial of the application, they should clearly point out how this application is different than those previously heard by the Commission.

Commissioner Wagner referred to the point made earlier by Commissioner Hall about the zoning that surrounds the subject property. She noted that the site is surrounded by R-12 zoning, with R-18 zoning across the street. The other two properties that were rezoned to R-24 were either across the street from R-24 or next to or across the street from R-48. She expressed her belief that R-24 zoning would be too

drastic of a change for the neighborhood, especially considering the piecemeal nature of the rezones that have already occurred.

Commissioner Broili said that he might have voted against the other two rezone applications if he had known about the water table issue. He stressed that drainage information should be provided to the Commission when reviewing rezone applications. Again, he emphasized the drainage issue must be resolved in a comprehensive manner before any more rezone applications are approved in this vicinity.

Commissioner Hall reminded the Commission of staff's commitment to consider the concept of doing area-wide rezones in the future. When the other two "spot rezones" were presented to the Commission for consideration, this concept had not been offered as an option. He cautioned that the Commission has received feedback from the neighborhoods and from City Council members that they would prefer a more comprehensive approach.

Chair Piro agreed with Commissioner Wagner that the subject property is located in a challenging area because of the piecemeal rezoning that has taken place to date. The decision was easier for the previous two rezone proposals because of their proximity to Northeast 145th Street and the City's goal to achieve more transit oriented development around arterials.

Commissioner Harris questioned why this application would be different than the other two rezone applications the Commission recommended for approval. He suggested that the Commission may be making a value judgment of the suitability of the existing homes without any inventory of their energy efficiency, lifespan, etc. In addition, they likely have water problems, too. Perhaps rezoning the property to allow for redevelopment could encourage a resolution for the drainage problem.

Commissioner Harris referred to Commissioner Broili's comment that staff should provide information to the Commission about the drainage infrastructure. He noted that even if the rezone were approved, the Engineering Department would be responsible for reviewing a development proposal and placing requirements on the applicant before a permit could be issued. He said he would not support the motion to deny the proposed rezone. However, if the Commission agrees to recommend denial, they should also recommend a moratorium on rezones within the entire area. Commissioner Pyle stressed the importance of maintaining a predictable community environment by establishing a vision. He agreed with Commissioner Harris that they should recommend a moratorium on all rezones in this area until a vision has been established.

Closure of the Public Hearing

Chair Piro closed the public portion of the hearing.

Vote by Commission to Recommend Approval or Denial or Modification

THE MOTION TO RECOMMEND DENIAL OF THE REZONE APPLICATION WAS APPROVED 7-1, WITH COMMISSIONER HARRIS VOTING IN OPPOSITION.

Chair Piro reviewed that the Commission raised some very pertinent issues about the lack of any vision for the neighborhood. If a vision or subarea plan had been in place, it might have been easier for the Commission to support the application as an appropriate zoning transition.

Chair Piro reminded staff of the concern raised by some Commissioners that key information was missing from the staff report, particularly issues related to stormwater runoff and drainage. He suggested this information be provided to the Commission as part of future staff reports.

Rather than just pointing out Comprehensive Plan Policies that support a particular recommendation, Chair Piro suggested staff looking at the all of the policies and note those where it may not be so clear cut that a particular proposal is consistent. This would not only help strengthen the staff's position, it would also help the Commission's review process.

Commissioner Broili agreed that the area is slated for higher density in the long-term because of its proximity to Bothell Way. However, there are too many concerns that speak against the rezone application at this point. He agreed the Commission should recommend a moratorium on rezone applications for this area until a subarea plan or vision has been identified. The Commission agreed to discuss the concept of recommending a moratorium for this area at a future meeting.

REPORTS OF COMMITTEES AND COMMISSIONERS

Vice Chair Kuboi reported that the Comprehensive Housing Strategies Group is reviewing the housing choice component, and a discussion regarding neighborhood character will go hand-in-hand with this discussion. He said he is working with Mr. Cohn to develop a communications plan. A lot of material has been covered, and this information must be effectively communicated to the public at large in order to make the issues meaningful and relative to them. Mr. Cohn added that the group would meet next on June 26, and staff would take the Committee members on tours of various types of housing developments in July and August.

Chair Piro reported that the Aurora Corridor group has been given an additional charge to develop consideration points that can be reviewed by the City Council as they consider the three alternatives that were designed as part of the State Environmental Policy Act process. The group has developed some preliminary work that could lead to revision of the 32 points that were adopted by the City Council several years ago. Staff worked with the information they received from the consultant to develop a preliminary design scheme, which was shared with the group. Commissioner McClelland added that a public open house has been scheduled for June 20th, and the group would provide an update of their work on the environmental process.

UNFINISHED BUSINESS

Continued Director's Report

Mr. Cohn reported that the City hired a new planner, Miranda Redinger, who was previously the County Planner and Zoning Administrator for Bath County, Virginia. She would likely assist with the

Comprehensive Housing Strategy, the Shoreline Master Plan (SMP) Update, and the upcoming subarea neighborhood plans.

Mr. Cohn announced that the City Council adopted 12 Strategic Points, with some minor amendments. A draft of the new points would be forwarded to each of the Commissioners once they have been updated.

Mr. Cohn reminded the Commission that their June 21st meeting was cancelled, but the Commissioners have been invited to attend the Aurora Avenue Open House on June 20th. He noted that the July 5th meeting was also cancelled because the meeting room was not going to be available. He suggested that the July 19th meeting be scheduled as a Commission retreat or workshop.

Chair Piro suggested that perhaps part of the July 19th meeting could be scheduled as a workshop discussion on the Commission's parking lot issues, and a retreat discussion could follow. Mr. Cohn asked the Commissioners to provide staff with a list of topics to add to the parking lot list. Staff could compile the list and forward them to the Commissioners, inviting them to pick their top three choices. The top three issues could be scheduled for a workshop discussion on July 19th.

NEW BUSINESS

2007 Chair and Vice Chair Elections

Ms. Simulcik Smith reviewed that the Planning Commission By-Laws state that they must annually conduct elections for Chair and Vice Chair. She reviewed the rules and procedures for the election.

COMMISSIONER MCCLELLAND NOMINATED COMMISSIONER PIRO AS CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER HALL NOMINATED COMMISSIONER KUBOI AS CHAIR OF THE PLANNING COMMISSION.

NOMINATIONS FOR CHAIR WERE CLOSED. UPON A VOTE OF THE COMMISSION, COMMISSIONER PIRO WAS ELECTED AS CHAIR OF THE COMMISSION.

COMMISSIONER HALL NOMINATED COMMISSIONER KUBOI AS VICE CHAIR OF THE COMMISSION.

NOMINATIONS FOR VICE CHAIR WERE CLOSED. UPON A VOTE OF THE COMMISSION, COMMISSIONER KUBOI WAS ELECTED AS VICE CHAIR OF THE COMMISSION.

ANNOUNCEMENTS

South Aurora Triangle Zoning District

Mr. Cohn reported that Mr. Tovar and other staff members are attending a neighborhood meeting regarding the South Aurora Triangle Zoning District. Their intent is to explain the proposal to those in attendance. An additional neighborhood meeting would be conducted before the end of July, and then staff would present a finalized proposal for the Commission's consideration in September.

AGENDA FOR NEXT MEETING

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

ADJOURNMENT

The meeting was adjourned at 9:05 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission