

Site-Specific Rezone Hearing Body

Planning Commission Minutes Excerpts

September 23, 2013:

Code Amendment to Change Rezone Hearing Body

Principal Planner Todd Stamm provided an overview of a potential code change to make the Planning Commission the hearing body on all rezones. A more comprehensive overview is in the agenda packet. Mr. Stamm gave examples of property owner feedback regarding the amendment, and responded to questions about the decision-making and appeal process, costs, timing, and public comment opportunities.

Chair Parker opened the public hearing:

Bob Jacobs of 720 Governor Stevens spoke about the role of the Planning Commission.

Walt Jorgenson of 823 North Street spoke about the hearing examiner and Planning Commission decision-making processes. He supports the continuation of rezoning issues being handled by the Planning Commission.

Chair Parker closed the public hearing.

October 21, 2013:

Code Amendment to Change Rezone Hearing Body

Commissioner Horn moved, seconded by Commissioner Hoppe, that the proposed language beginning on page 14 of 50 be approved.

Discussion:

- Expand the scope of review for urban villages and put request on future work plan.
- Retain the current responsibility or authority for rezoning.
- It is likely that similar rezones will come to the Commission without amendment.
- Process or easing of workload should be considered.
- Concern about changing the protocol when the current Hearing Examiner is competent and meetings are open to the public.
- Hearing Examiner may be a better fit for these hearings.
- Planning Commission is tasked with big picture decisions and Hearing Examiner can attend to smaller matters of policy.
- Policy issues should come to the Commission and are more appropriate for their oversight.
- The Commission can reliably decide rezone questions.
- 9 member Commission could help decisions be more diverse and protective of policy.
- Difference between site specific and regional process decisions.

Commissioner Horn moved, seconded by Commissioner Hoppe, to approve the recommendation. The motion carried by the following vote:

Chair Parker, Vice Chair Bardin, Commissioner Andresen, Commissioner Bateman, Commissioner Brown, Commissioner Hoppe, Commissioner Horn, Commissioner Richmond and Commissioner Watts