

AGENDA

BOTHELL PLANNING COMMISSION

VIRTUAL MEETING

Bothell City Hall, 18415 101st Avenue NE
September 16, 2020, 6:00 PM

Pursuant to Governor Inslee's continued Stay Home Stay Healthy Proclamation 20-25 and the extension of Proclamation 20-28 regarding open public meetings to 11:59 PM on October 1, 2020, and in an effort to curtail the spread of the COVID-19 virus, this Planning Commission meeting will be conducted remotely. We encourage members of the public to attend and participate in the meeting remotely, as described in more detail below.

To attend the meeting:

- Watch the meeting [LIVE online](#) on the City of Bothell YouTube Channel
- Watch the meeting live on BCTV Cable Access Channels 21/26 (must have Frontier/Comcast Cable)
- Listen to the meeting live by phone: +1-510-338-9438 USA Toll - Access code: 126 495 9536
- **If you are going to attend the meeting in person you are encouraged to contact Michael Kattermann at Michael.kattermann@bothellwa.gov by 3:00 PM. (day of the meeting)**
- **If you plan on attending the meeting remotely and want to provide public comments/testimony or would like to submit written comments please email Michael Kattermann at Michael.kattermann@bothellwa.gov by 3:00 PM. (day of the meeting)**

Planning Commission meetings are also recorded and available the next day on the [City of Bothell YouTube Channel](#).

1. CALL TO ORDER

2. PUBLIC COMMENTS

If you wish to comment (either in writing or orally) please submit your comments or request to michael.kattermann@bothellwa.gov prior to 3PM (day of meeting). Persons making oral comments will be allowed 3 minutes to speak. All comments will be made part of the record.

3. APPROVAL OF MINUTES

September 2, 2020

4. NEW BUSINESS

5. PUBLIC HEARING

Canyon Park Subarea Plan Update cont'd (see agenda packet from September 2, 2020)

6. STUDY SESSION

7. OLD BUSINESS

8. REPORTS FROM STAFF

9. REPORTS FROM MEMBERS

10. ADJOURNMENT

Projected Schedule of Land Use Items

City Council (CC) meetings, shown in **bold**, start at 6 p.m. unless otherwise noted.
 Planning Commission (PC) meetings, shown in *italics*, start at 6 p.m. unless otherwise noted.
 Other Board meetings shown in normal text, start at 6 p.m. unless otherwise noted.
 Meetings are held in the **City Hall building at 18415 101st Avenue NE** unless otherwise noted.
For planning purposes only: schedule subject to change without notice

September 2020

Monday	Tuesday	Wednesday	Thursday	Friday
	1	2 <i>Downtown Public Space Code Amendments Public Hearing</i> <i>Canyon Park Subarea Plan Update cont'd Public Hearing</i>	3	4
7	8 Limited Parking Reductions and Affordable Housing Incentive Code Amendments Public Hearing & Action	9	10	11
14	15 Extension of Interim Ordinance adopted by Council April 7, 2020 Public Hearing & Action	16 <i>Canyon Park Subarea Plan Update cont'd Public Hearing</i>	17	18
21	22 Landmark Preservation Board	23	24	25
28	29	30		

September 2, 2020 Minutes

BOTHELL PLANNING COMMISSION

REGULAR MEETING – September 2, 2020

COMMISSIONERS PRESENT: Kevin Kiernan

COMMISSIONERS PRESENT (via WebEx): Jenne Alderks, Carston Curd, Sarah Gustafson, David Vliet

COMMISSIONER ABSENT AND EXCUSED: Amanda Dodd Olson, Brad Peistrup

STAFF PRESENT: Community Development Director Michael Kattermann

STAFF PRESENT (via WebEx): Senior Planner Dave Boyd, Capital Division Manager Steve Morikawa

CALL TO ORDER: The Regular Meeting of the Bothell Planning Commission was called to order by Chair Kevin Kiernan on September 2, 2020, at 6:06 p.m. in the Council Chambers at the Bothell Town Hall, 18415 101st Avenue NE.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES:

VLIET MOVED TO APPROVE THE MINUTES FOR JULY 1, 2020. CURD SECONDED. MOTION PASSED WITH ALL PRESENT IN FAVOR

CURD MOVED TO APPROVE THE MINUTES FOR JULY 8, 2020. ALDERKS SECONDED. MOTION PASSED WITH ALL PRESENT IN FAVOR

VLIET MOVED TO APPROVE THE MINUTES FOR JULY 22, 2020 WITH THE AMENDED SPELLING OF COMMISSIONER ALDERKS NAME. GUSTAFSON SECONDED. MOTION PASSED WITH ALL PRESENT IN FAVOR

NEW BUSINESS: None

PUBLIC HEARING:

Chair Kiernan opened the Downtown Public Space Code Amendments Public Hearing by introducing Senior Planner Dave Boyd who shared a presentation.

CURD MOVED TO CLOSE THE PUBLIC HEARING ON DOWNTOWN PUBLIC SPACE CODE AMENDMENTS. VLIET SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.

Discussion ensued.

CURD MOVED TO APPROVE THE RECOMMENDATIONS AS AMENDED. VLIET SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.

Chair Kiernan opened the continued Public Hearing on the Canyon Park Subarea Plan Update.

Public Testimony: (see video for detailed testimony)

- Michael Read, TENW – transportation consultant for Canyon Park Business Center Owners Association, shared concerns over the traffic impacts to Canyon Park with the proposed 405 express toll lanes and the subarea plan.
- Ray Liaw, Van Ness Feldman – attorney representing the Canyon Park Business Center Owners Association – concerns regarding traffic congestion around the Canyon Park Business Subarea.
- Molly Lawrence, Van Ness Feldman – attorney representing the Canyon Park Business Center Owners Association shared that the owners are opposed to this plan.

Director Kattermann asked to continue the public hearing to September 16, 2020.

CURD MOVED TO CONTINUE THE CANYON PARK SUBAREA PLAN UPDATE HEARING UNTIL SEPTEMBER 16, 2020. VLIET SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.

Director Kattermann introduced Bob Bengford and Rachel Miller with MAKERS Architecture and Lisa Grueter with Berk Consulting who shared a presentation on the Canyon Park Subarea Plan.

Discussion ensued

VLIET MOVED TO EXTEND THE MEETING TO 9:10 P.M. CURD SECONDED. MOTION PASSED WITH ALL PRESENT IN FAVOR.

STUDY SESSION: None

OLD BUSINESS:

- Reduced Parking and Affordable Housing Incentive Ordinance will be brought to the council at the September 8 meeting. Staff is recommending the parking reduction for market rate housing be limited to ¼ mile rather than the ½ mile recommended by the Commission. The reason being staff would like additional time to analyze whether the increased area for reduced parking could be used to leverage additional affordable housing in that area.

REPORTS FROM STAFF:

- Director Kattermann shared that Council will issue a proclamation for Bruce Blackburn at the September 15 council meeting.

REPORTS FROM MEMBERS: None

ADJOURNMENT:

The meeting was adjourned at 9:10 P.M.

Canyon Park Subarea Plan Update cont'd Public Hearing

See Attachments from the September 2, 2020 Agenda Packet

MEMORANDUM

Community Development



City of Bothell

DATE: September 16, 2020

TO: Planning Commission

FROM: Michael Kattermann, Community Development Director

SUBJECT: Canyon Park Subarea Plan Update, Development Regulations - Continued Public Hearing on Draft Documents

Objectives

- Receive a briefing on Remainder of draft subarea development regulations;
- Continue to receive public testimony on the draft subarea plan, draft development regulations and draft planned action ordinance; and
- Provide direction to staff on additional issues for consideration and information needed to prepare for a recommendation to City Council.

NOTE: Please refer to the materials in the September 2 agenda packet, no additional materials are provided for this meeting.

No action is required at this time.

Discussion

The Commission has provided direction on the goals and policies of the draft subarea plan during several previous meetings. At the July 8 and September 2 meetings the Commission received a briefing and provided feedback on draft sections of the development regulations that will help to achieve the vision in the plan. The consultant team will brief the Commission on the remainder of the draft regulations and solicit questions and guidance.

In addition, staff and the consultant team will present a list of issues previously discussed by the Commission and the direction provided as well as issues still outstanding. This list will be updated as issues are addressed and it will be the basis for revising the draft documents (i.e. subarea plan, development regulations, planned action ordinance). The Commission will be asked to identify any other issues that should be included. Staff was unable to complete responses to the written public comments on the preferred alternative and the draft subarea plan documents. Staff is working to provide the responses at the next meeting in October.

Next Steps

September

- 9/16 Commission: continued public hearing on drafts of subarea plan, development regulations and planned action ordinance; continued briefing on draft development regulations; review of issues considered to date

October (tentative)

- 10/7 Commission: review of responses to written public comments
- 10/21 Commission: close public hearing; Action – provide final direction to staff for recommendation to Council on subarea plan, development regulations and planned action ordinance

November (tentative)

- Staff will prepare recommended draft for Commission review and action

Action: No action is required at this time.

Attachments: (See September 2 agenda packet)