

does not meet one of the criteria, then they are not entitled to it. The PCs job is to make a judgement based on the code.

Also, this hearing won't be finished tonight. Another meeting should be scheduled. There is a lot to do here yet.

Diane V: When should we stop tonight? Bryan: let's just stop now. Blair concurs. Gerald: suggests that we really look at the criteria specific to each reduction request. Diane V – should we continue to get public input? Bryan: we are to the question stage so we should close to public input. B Carmicheal: suggest that PC should be able to ask questions to staff, proponent, or opponent. D Veltkamp: there should be time for the opponent to weigh in on the criteria. D Traxler: she will not be available the first week of April.

Next meeting: April 15 – 7:00 pm. Close the record to further public input expect to answer questions from the commission. Motion by Blair Scott. Second by Bryan. Motion passed.

B. Amendment to LMC 16 and 19 to implement the Pepin Creek Sub-Area Financial Mitigation Strategy (Legislative)

Executive summary: Gudde introduces the item and desire to update portions of City code to align with recent design developments associated with Pepin Creek Lite and the efforts that are moving forward on that project. Council recently passed a resolution of intent to move the project forward with the goal of releasing the moratorium later this year. These amendments align with that resolution and are a step in that direction. The resolution is also clear to have a check-in on occasion to review how we are doing. Is it being built out as expected? Are we tracking regarding collecting fees, etc?

Mike Martin – These amendments and the continuing discussion Council desire for new development to pay for itself.

Questions from commission:

Tim Faber: Discusses a scenario and how will that work: someone wants to buy 1 acre and divide it but only build one house on it. Capture density fee for the minimum density on that acre but can they build on just one of the lots?

Blair Scott: Could they buy two lots and do a LLA adjustment to put a house on middle?

Heidi Gudde: Yes, they could the TIF would have already been collected at the time of plat but they will still need to abide by the code for subdivision, zoning setbacks, etc. Technically, they could not build a house that crosses property lines.

Tim Faber: Are the zones included the only ones in the Pepin Creek Subarea? Yes, this minimum density is only relevant in the PCSA. What about a potential rezone? They would still be subject to the minimum density.

Diane Veltkamp: Senior Overlay: Language was struck out as the Subarea Plan was adopted. Staff missed a strike out in "Transition Area Standards". Staff will correct.

Tim Faber: The Pepin Lite exhibit. When does this occur or will this change? Heidi – this is the design that is moving forward.

Blair Scott: Could Pepin Parkway become the new roadway for north Benson and south DD? Very possible.

Blair Scott: moved to close the public portion of the hearing. Tim F. second.

No further questions.

Tim F makes the motion: To recommend to City Council the amendments to LMC Chapt 16 and 19, consistent with the Council's Resolution of Intent, which lowers the SEPA threshold and establish minimum density requirements within the Pepin Creek Subarea, removed reference to the Senior Housing Overlay, and references the Pepin Creek Subarea as part of the City's SEPA substantive authority in LMC 16.05.160. Blair seconds. Motion passes.

6. ADJOURNMENT

Next meeting April 15, 7pm to continue Cedarbrook.

Then normal meeting on April 22 – Blair Scott will be absent.

Tim F. motions to adjourn. Bryan second. Motion passes.