

WASC ZONING COMMITTEE MEETING – June 5, 2019
West Side Pride Center 1186 W Broad Street

The meeting was called to order at 7:00 p.m.

Commissioners Leppert, Cabral, McKinley, and Chairman Endicott were present for committee business. Commissioner Weber was absent. Commissioners Dysert and Cabus were also present in the audience.

Approval of the May meeting minutes was tabled because not all committee members had received them to review.

Chairman Endicott prefaced the meeting by asking all audience members to limit questions to the pending variance application and not the project overall so as not to elongate the meeting.

Mr. Joe Reidy, J.D. was sworn in as the only guest in attendance to speak/present to the committee.

Council Variance 19-023.

Joe Reidy, J.D. spoke and addressed the 6 zoning variances on the application. They are asking for 60' variance but confirmed they will not exceed four stories. Even if they did decide to exceed four stories, he doesn't believe that it would affect the horizon because the project is down in a hole. The number of residential units cannot be increased beyond the variance.

Number 4. None of the residences will have front access. They will all be alley accessed.

Number 5. There is shared parking between D and C

Number 6. Will be accessed from along the road or from the area behind the office building.

Most important issue expressed from city staff is the need to come back for rezoning. They have asked that they come back for rezoning within six months. Mr. Reidy provided language for an amendment that requires them to submit the rezoning application prior to the end of this year.

Mr. Reidy indicated that they are committed to working with the staff to complete the rezoning as quickly as possible. However, no one can control how quickly City Council will act.

Because of the concerns about all of the uses for an M zoning district, language had also been added to limit the use to residential and mixed uses in the zoning variance application.

Commissioner Cabral asked Mr. Reidy to review the parking on the plan.

Shared parking will be in C and D where there are apartments and office buildings.

Chairman Endicott inquired about the staff comments regarding bicycle parking. The requirement is 20 spaces for their development. Staff is asking them to have more. They will but it is not on the variance application because it is not required.

Members of the audience reviewed the variance application and asked questions.

Residents asked many questions regarding traffic, parking and trees. They expressed their dissatisfaction with the anticipated traffic congestion as traffic is already extremely bad.

Mr. Reidy indicated that they cannot build more than Phase I until there is a regional traffic study done.

The Chair asked for a motion several times.

Citizens in the audience repeatedly have indicated that this is a permanent long term project and will have a huge impact.

Commissioner McKinley moved that this committee not make a recommendation on the application at this time and simply refer the application forward for further input by the other area commissions.

Commissioner Cabral added that that would provide time to meet with city council.

Motion failed for lack of second.

Motion by Chairman Endicott that we recommend approving the variance application as amended contingent on a meeting with city zoning and traffic staff and city council and then bring outcomes of that meeting to the area commission meeting. Second by Commissioner Leppert.

If this meeting prior to June 20th meeting doesn't happen then the recommendation to recommend approval would be withdrawn.

Vote: Commissioner Cabral, Endicott, and Leppert: Yes. Commissioner McKinley: No. Motion carries 3-1.

The meeting was adjourned at 9:10 pm