# MINUTES

## DEVELOPMENT COMMISSION
## 6:30 p.m. – Wednesday, September 3, 2025

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**1. Call to Order**

The hybrid meeting was called to order at 6:30 p.m. by CHAIR SHORE.

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| Commissioners Present: | Chair Shore, Vice-Chair Ikeda, Commissioners Brennan, Fasehun, Morgan, Price, and Stanchak |
| Absent: | Commissioners Sanford (Excused) |
| Staff Present: | Amanda Jackson, Meeting Assistant<br>Christen Leeson, Planning Manager<br>Emily Medina, Senior Planner |

**2. Approval of Minutes**
a) Minutes of August 6, 2025

With no corrections or comments the Minutes were approved.

**3. Public Comments (General)**

There were no requests to speak to General Comments.

**4. Public Hearing** *(00:02)*
a) **Site Development Permit Application for Park Place Townhomes, Quasi-Judicial (A)**
*Presented by:*
*Christen Leeson, Planning Manager*

Leeson presented Appearance of Fairness Disclosures. There were no conflicts and no challenges from the public.

CHAIR SHORE opened the Public Hearing and swore in Leeson.

*Staff Presentation*
Leeson gave the staff presentation.

*Applicant Presentation*

CHAIR SHORE swore in Aron Golden *with* KB Home.

Golden gave the applicant presentation.

*Public Comment*

There were no requests to speak virtually or in person.

CHAIR SHORE closed the Public Hearing.

*Commission Deliberation*

MOTION by COMMISSIONER FASEHUN to approve the Site Development Permit for Park Place Townhomes SDP24-00012 as described and evaluated in the staff report dated September 3, 2025, exhibits A through M subject to conditions therein and as amended at this meeting, and that the Development Commission direct the Community Planning and Development department to prepare findings of fact and conclusions for review and approval by the Development Commission Chairperson affirming the Development Commission decision to approve the Park Place Townhomes Site Development Permit SDP24-00012 subject to the conditions listed in the staff report dated September 3, 2025 with exhibits A through M subject to conditions therein and as amended at this meeting.

COMMISSIONER MORGAN asked for clarification regarding siding. Eric Coe [spelling] *with* KB Home replied that there are three siding materials, masonry base, horizontal siding 8' wide and 4' wide being qualified as one material, and shake siding. COMMISSIONER MORGAN asked if there is Board and Batten and Coe replied that gable ends have extra detail for interest. COMMISSIONER MORGAN stated that code states that there will not be more than three materials and Board and Batten is fourth. Coe replied that detailing can be removed if needed. COMMISSIONER PRICE stated that the building is well composed and achieves intent of the guidelines and supported keeping the gable ends. COMMISSIONER BRENNAN stated agreement that the building is well composed and stated support to keep the gable details. COMMISSIONER STANCHAK stated agreement that the accent is agreeable. CHAIR SHORE stated support of an amendment to allow the current design.

VICE-CHAIR IKEDA asked for clarification regarding allowing a code variance recommendation, and CHAIR SHORE replied that the staff report recommends approval and that the inconsistency is only being highlighted. COMMISSIONER MORGAN, upon reviewing code language, asked if horizontal siding instead of board and batten would accomplish the same objective, and stated concern regarding setting a precedent. Coe replied that a change can be made. COMMISSIONER BRENNAN stated that the letter of the code can be followed but that the fourth material is a modest amount and the outcome would be different if removed. COMMISSIONER MORGAN provided other possible design combinations. Coe replied but not into the microphone [Inaudible]. COMMISSIONER PRICE stated that Board and Batten is the correct material in the situation and that a horizontal element in the gable would not be historically accurate to the Craftsman style. Leeson replied that staff recommended approval of

the plan as submitted including four materials, and a condition would need to be made if removing or altering the Board and Batten. COMMISSIONER STANCHAK stated not being inclined to change design. COMMISSSIONER MORGAN stated that the design is attractive and only having concern regarding precedence going forward.

MOTION by COMMISSIONER MORGAN to add condition five, a maximum of three materials used on the sides of the building. There was no SECOND.

COMMISSIONER STANCHAK stated that the intent behind the amount of parking is that more space is used for housing, green space, or public area, obligations having been fulfilled, and not having an issue if a remaining asphalt area were to be painted for extra visitor parking stalls. Leeson replied that a code violation would still be issued as there would be more parking than allowed.

COMMISSIONER BRENNAN asked where guests will park, and Leeson replied that there is on-street parking on Southeast 51st Street.

COMMISSIONER MORGAN asked if code for windows has been met. Coe replied that the number of windows can be compiled and explained the decision-making process for locating windows. COMMISSIONER MORGAN asked if staff could examine the full plan to assure that there are not a majority of single windows and Leeson replied that the plan will be visited again during the Construction Permit process.

COMMISSIONER PRICE asked for clarification regarding horizontal slider windows. Coe replied that as many single hung windows with better warranties are used as possible as opposed to sliders, and emollients are played with.

VICE-CHAIR IKEDA asked for clarification regarding fire access on move-in day. Golden replied that an auto-turn analysis was done which met fire code and that there is a gated emergency access at the south end of the site.

VICE-CHAIR IKEDA asked if hazardous materials have been looked for in the current building. Golden replied that a Phase One Environmental Study was conducted on the site and building, and there will be further testing required prior to demolition.

COMMISSIONER MORGAN asked if composite doors contain wood interiors, and Coe replied no, stamped with a wood grain and a filled material. COMMISSIONER MORGAN stated that code requires a combination of natural hardwood and decorative glass. CHAIR SHORE asked if the code is aesthetic. COMMISSIONER MORGAN replied that non-compliant materials are hollow metal or hollow wood, which the composite doors would not be, accomplishing the intention of code. COMMISSIONER BRENNAN stated that meeting the intention of the high quality standard needs to be accomplished. Leeson replied that code reads that the intent is that doors are used for an opportunity for material embellishment, emphasizing a warm, welcoming building entrance, and staff feels that the intent is met. COMMISSIONER PRICE stated agreement with COMMISSIONER BRENNAN that the doors are high quality and durable.

COMMISSIONER BRENNAN asked for clarification regarding the color palette in the absence of a color board. Coe replied that city guidelines are for earthtones, and two to three colors or shades and a highlight will be used for different buildings. CHAIR SHORE asked staff what additional review colors go through. Leeson replied that there is a review at the Building Permit stage.

COMMISSIONER PRICE asked, regarding architectural review being overseen administratively and elevations not provided in the initial packet, if these are not within the Development Commission purview. Leeson replied that elevations are typically included in the Plan Set but were missed and sent separately, and that the Development Commission review is geared toward materials, modulation, roof lines, access, form and function and not necessarily colors. COMMISSIONER MORGAN asked for clarification that in staff review, colors will be reviewed in accordance with color standards and Leeson replied yes.

*Commission Action*

No amendments were made. The MOTION passed unanimously.

CHAIR SHORE stated that a Notice of Decision would be issued by staff within seven days.

COMMISSIONER MORGAN stated appreciating the patience of the applicant.

**5. Regular Business** *(00:56)*

a) **Special Meeting Date Selection (A)**
*Presented by:*
*Christen Leeson, Planning Manager*

Leeson stated that although the next meeting scheduled for October 1, 2025 falls on Yom Kippur, and the city is not permitted to hold public meetings on that date. Leeson asked if Commissioners will be available for a quorum on October 8, 2025 instead. COMMISSIONER PRICE asked what agenda items are to be addressed and Leeson replied 60 Newport Way Townhomes. Five of the Commissioners would be available, and a quorum will be achieved.

**6. Reports**

a) **City Council Update** *(00:55) (Not discussed in Agenda order)*
*Presented by:*
*Christen Leeson, Planning Manager*

Leeson stated that there were no updates.

**7. Other Business/Announcements**

a) **Upcoming Schedule**

Medina is the new Development Commission Liaison going forward.

Leeson stated that there will be two to three meeting dates regarding the High School.

## 7. Adjournment

CHAIR SHORE adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary