



**MINUTES
BOARD OF ADJUSTMENT MEETING
THURSDAY, FEBRUARY 16, 2023
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairman Van Hoff called the meeting to order at 6 p.m.

Attendance:

Present: Chairman Van Hoff and Board members Justin Raffa, Brad Bricker, and Jennifer Nuzum. Also attending were Planning Manager Stevens, Planner Hendricks and Permit Technician Hogan.

Board Member Gray requested to be excused.

Approval of Agenda:

Chairman Van Hoff asked for a motion to approve the agenda.

BOARD MEMBER NUZUM MOVED AND BOARD MEMBER RAFFA SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED 4-0.

Approval of Minutes:

Chairman Van Hoff presented the meeting minutes of the May 9, 2022 meeting and called for a motion to approve.

BOARD MEMBER RAFFA MOVED AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MAY 9, 2022 MEETING. MOTION PASSED 4-0.

Public Hearing:

Chairman Van Hoff asked Ms. Hogan to read the Public Hearing Explanation.

New Business

APPLICANT: M2023-103 580 Columbia Point Drive Parking Modification

Planning Manager Stevens affirmed that proper notice and public hearing was given. Then Mr. Hendricks gave the staff report published. On January 12, 2023, Brian and Cindy

Goulet submitted a letter to the Board of Adjustment requesting that a 25% reduction in required parking be granted for a joint use parking facility between Lulu's Restaurant and the proposed The Perch Restaurant. The analysis provided by the applicant in their request letter indicates that a total of 194 parking spaces are required for both restaurants. However, if the 25% reduction is granted by the Board of Adjustment per RMC 23.54.080 Joint use of parking facilities – Spaces required, the applicant will only need to provide a combined total of 146 parking stalls in the joint use parking facility due to the existing size of Lulu's Restaurant and the proposed size of The Perch Restaurant minus 25%.

At the conclusion of the staff report, Chairman Van Hoff recognized the applicant.

Paul Knutzen spoke in support of the application.

Cindy Goulet spoke in support of their application.

Matthew Howie spoke as resident and senior planner and voiced his concerns with approving the 25% reduction. Expressed concern of inadequate parking to support both restaurants.

Paul Knutzen spoke again responding to concerns voiced by Mr. Howie.

Mike Stevens spoke regarding what applies to the application for 25% parking reduction.

The Board asked questions of staff related to code provisions, asked questions of applicants, and held a brief discussion of the merits of the request before acting to approve the request.

MEMBER BRICKER MOVED AND MEMBER RAFFA SECONDED THE MOTION THAT THE BOARD OF ADJUSTMENT APPROVE THE REQUESTED 25% JOINT USE PARKING ALLOWANCE AS REQUESTED BY FILE NO. M2023-103. THIS MOTION IS BASED ON REVIEW OF THE APPLICATION MATERIALS, COMMENTS RECEIVED, TESTIMONY PROVIDED DURING THE FEBRUARY 16, 2023 MEETING, AND THE FINDINGS AND CONCLUSIONS PROVIDED IN THE STAFF REPORT. MOTION PASSED 3-1 ON A ROLL CALL VOTE.

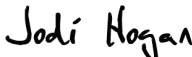
COMMUNICATIONS:

Mike Stevens thanked everyone and introduced new staff.

ADJOURNMENT:

Chairman Van Hoff adjourned the meeting at 6:12 p.m.

PREPARED BY:



Jodi Hogan, Permit Technician

REVIEWED BY:

Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY:

Carl Van Hoff
Carl Van Hoff, Chairman