



Memorandum

DATE: October 1, 2008

TO: Planning Commission

FROM: Flannery P. Collins, Assistant City Attorney *FPC*

RE: Remand of Rezone Recommendation for Properties Located 18501 and 18511 Linden Avenue North

CC: City Council

On Monday, September 22, 2008, the City Council considered the Planning Commission's September 4, 2008 recommendation to approve a rezone of the properties located at 18501 and 18511 Linden Avenue North from Community Business ("CB") to Regional Business ("RB") (identified as application #201753). The City Council did not approve or deny the rezone but rather remanded the rezone back to the Planning Commission for the limited purpose of supplementing the record with the record for the March 26, 2007 rezone of the same properties from Office and R-48 to CB (identified as application #201570), and having the Commission consider this information. On remand, no public comment will be taken, either written or verbal.

After deliberation, the Commission must take action (i.e. vote) on the remand by either: (1) modifying the findings of fact, conclusions and recommendation; or (2) approving the existing findings of fact, conclusions and recommendation.

The following documents will be provided to the Planning Commission under separate cover for consideration and admittance into the record at the remand hearing:

1. SEPA Checklist
2. Notice of Application & Determination of Non Significance and Notice of Public Hearing for application #201570
3. Notice of Application and Notice of Public Hearing for application #201753
4. Memo to Planning Commission dated January 22, 2007 included in February 1, 2007 Planning Commission packet

5. Staff Report to City Council dated March 26, 2007, with associated attachments and exhibits.
 - a. Attachment A: Ordinance No. 460: Office and R-48 to CB.
 - i. Exhibit A – Legal Description
 - b. Attachment B– Planning Commission Findings and Determination- February 1, 2007
 - c. Attachment C: Planning Commission Staff Report
 - i. C1: Existing Conditions Site Plan
 - ii. C2: Vicinity Map with Zoning Designations
 - iii. C3: Vicinity Map with Comprehensive Plan Land Use Designations
 - iv. C4: Public Comment Letters and Neighborhood Meeting Summary from July 31, 2006
 - d. Attachment D: Planning Commission Minutes- January 4, 2007
 - e. Attachment E: Planning Commission Minutes- February 1, 2007
6. City Council Minutes for March 26, 2007 meeting
7. Final Ordinance No. 460

In order to understand the context on the remand, the Planning Commission will also be given the September 22, 2008 staff report to the City Council as well as the September 22, 2008 meeting minutes.
