

Planning Commission
October 18, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:45 PM.

The following members were present: Lisa Cramer, James Montgomery, Cindy Maas and Cristi Boyle-Barrett. Sandy Ramsey was absent.

Boyle-Barrett moved to approve the minutes of the October 11, 2004 commission meeting. Montgomery seconded the motion and the motion carried.

Review of Final Drafts of Comprehensive Plan Elements:

Gwen stated unfortunately the changes to the Comprehensive Plan Elements have not been done. Gwen stated they should be done by Wednesday so she can e-mail it to Devon and Dave, so anyone who cannot get them on the e-mail can pick them up at the City. Administrator Schmidt stated we could send them out with the agendas. Gwen and Dan stated the main portion of changes would be on the land use element. The other elements have just the grammatical changes and issues that were discussed by the Planning Commission earlier. Gwen updated the Planning Commission on how you come up with the figures for calculating the amount of buildable land that we have. Pierce County has a way with calculating this. They look at it based on parcels that are vacant and the zones they are in. They also look at underdeveloped land and redevelopable land. Administrator Schmidt stated the one other issue that has come up is that the legislature now allows cities to charge impact fees for the impacts to the fire services in the community. Chief Predmore has stated he wants to make sure that is included in our plan. Dan stated there is a general goal for impacts, not specific impacts. Cramer stated it is Policy 1.7.5.

Review of Comprehensive Plan Appendices:

Cramer stated she had a question about the neighborhood commercial services and where the figures were derived from. Gwen stated the economic development group received the information from the Chamber of Commerce. Administrator Schmidt stated that information is not 100% accurate and needs to be changed to reflect only the businesses within the city limits. This can be updated prior to the actual adoption.

White Papers on Annexation and Critical areas:

The consensus is to leave the Annexation document in but remove the Critical Areas document. Dan stated the critical areas document is basically for the normal citizen coming off the street to see what critical areas are about. Cramer stated she found it very useful. After discussion, the commission decided to leave this document in, however some of the language needs to be changed like the broad assumptions. Discussion ensued. After discussion it was agreed upon that the critical area map would be removed and that language would be added that states "Any maps are here for reference only. The only way that you can characterize or delineate as wetland is through a professional study". Gwen stated the appendix is a place to get information about the subject but it is not a place to put policies. Policies should be with the goals. The commission then

decided to remove all the language from page AP24 starting at the sentence “working independently” to the end of the page AP25. There will also be another general policy written in the land use element under resource protection that relates to the critical areas. Dan will write that policy.

Plan Implementation Strategies and Projects:

It was the commission’s consensus for Section 1 Tourism to remain the same except the word “theme” needs to be changed to strategy; Section 2 Urban Design Strategy to remain the same; Section 3 Housing Strategy change the timelines under the housing renovation program to 3 years, 4 years and 5 years respectively; Section 4 Business Development Strategy change the timelines to 1 year, 6-12 months and 12-18 months respectively; Section 5 Critical Areas and Habitat Strategy eliminate the entire section.

With nothing further the meeting was adjourned at 9:30 PM.