

Planning Commission
October 3, 2005

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

The following members were present: Lisa Cramer, Sandy Ramsey, Ken Smith, James Montgomery and Cristi Boyle-Barrett. Also in attendance was City Planner Dan Staley. Cindy Maas was absent.

Cramer moved to approve the minutes of the September 19, 2005 commission meeting. Ramsey seconded the motion and the motion carried.

Review Adult Ordinance Material:

Boyle-Barrett stated she tried to get the Ordinance from the City of Auburn but the e-mail file was jumbled so she was not able to receive it and so she was not able to review this. If you look at their ordinance, it is not as detailed as ours. Boyle-Barrett had a problem with Sections 3-9 and repealing them in their entirety. Administrator Schmidt told her these sections were now covered in the Bulk Modifications. Boyle-Barrett stated she wants to make sure they are covered before these are repealed in its entirety. She feels if they are going to be repealed they need to be done in a different ordinance because none of them pertain to Adult Entertainment. The Planning commission all agreed. Cramer asked why this has come up, is there someone that was inquiring about putting one in Buckley? Staley stated there was a city that had a loophole in their ordinance and there was one of these businesses that were allowed in. Council member Weigelt then brought this up to the Council and the Council put a temporary moratorium in place until we have the appropriate zoning and regulations put in place. Boyle-Barrett had concerns about other uses we have allowed in the IP zone where we have allowed adult entertainment. If we have allowed daycares and/or schools in the IP zone, we need to make sure to put a stipulation that adult entertainment has to be within a certain distance from them. Cramer stated we have eliminated child care from the IP zone due to safety issues. James had a concern regarding all the legalities such as finger printing; it seems we may be accusing them of something before committing a crime. Cramer stated the school district is required to be finger printed so she doesn't feel it is a problem. Smith stated one of his concerns is in the appeal section he feels it puts the entire burden for filing everything on the City Administrator but does not put that same burden on the person that is being revoked. Discussion ensued.

Cramer asked about clarification about the issues in the Transportation Element from the last meeting. Staley stated what we did with that is the street width is 34 feet and we allowed a variance for flexibility in the side walk width and the tree line width. This is for anybody. Subdivision regulations allow us to say we can go narrower if we want. Cramer asked about the figures that relate to the impact fees, we wanted to make sure they got updated. Staley stated the individual figures regarding the impact fees did not change, it was just the total. Smith stated Administrator Schmidt was concerned if the totals changed it would change the actual impact fee. Staley stated that is something the engineers would have to figure out.

Review and clarify material for Subdivision Regulations:

The planning commission held a workshop to discuss the subdivision regulations. They went through the lists and came up with items that were important to everyone and they are:

- Connectivity
- Affordable Housing
- Open Space – connected
- Flexible Lot Sizes
- Pedestrian Friendly
- Environmental Quality
- Parks
- Design Standards

In the parking lot that we need to discuss later is street orientation, alleys, eliminate street frontage improvement waivers, neighborhood impacts and Title 19.

Boyle-Barrett stated she wasn't at the last meeting and her list didn't get put in the minutes so she wants to make sure her interests are put in here also. One thing she wants to make sure gets put in here is not allowing frontage improvement waivers, also clustering and developers be responsible for putting in their own parks instead of putting into the park fund. Another concern of hers is the level of new developments. When these things are being developed, there always seems to be more fill added than what was removed so the neighboring properties could be greatly impacted by this. The new developments need to be level with existing property. If storm drainage is such a huge issue in this town, where is our storm drainage plan? Staley stated storm water is not a required element of GMA. We sent it back to Gray & Osborne until we do something to stop the flow down Spiketown ditch because that will eliminate a class 4 wetland which will give us more drainage options.

Schneider asked if our goals are going to be in the subdivision code or are our goals going to be reflected in what we put into the code. Staley stated our goals will be reflected in what we put into the code.

There was a large discussion as to how a lot of these items coincide with each other and how we can use them in the subdivision code to meet our goals within the Comprehensive Plan.

At the next meeting, we need to further define Open Space and Parks.

How are we going to do the work?

Be prepared – reading material

Rules amongst ourselves – things to do but we have to move forward so put that information into the parking lot.

What – goals and objectives and information to read; come with notes to meet objectives. Posting information from the meetings on the website, distribution channels (i.e. bulletin boards, library).

How – have different people run the meetings, share chairperson responsibilities.

Who – the public, new planning commission members.

Need to get the subdivision regulations in place by June 2006.

Planning Director Staley gave the Planning Commission an update on the Sewer Treatment Plant Upgrade. We did not receive enough from the Public Works Trust Fund Loan so we have approximately a 3 million dollar short fall.

Title 19 (Zoning) – We received some comments on the permitted uses and one of those is contractors trailers. They were listed as a conditional use, however, it is being changed to permitted and the issues can then be dealt with during preliminary plat approval.

The next meeting will be on October 17, 2005 at 7:00 PM.

With nothing further the meeting was adjourned at 8:59 PM.

Wolfe Schneider, Chairperson