

**Planning Commission
November 22, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:35 PM.

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

Cramer moved to approve the minutes of the November 15, 2004 commission meeting as corrected. Montgomery seconded the motion and the motion carried.

Master Plan Presentation:

Rick Sepler, professor of the University of Washington class briefed the commission on how this master plan was prepared. They are here tonight to update the commission and seek their input. He then presented the plan to the commission. This is going to be a change for the City along with the changes that the planning commission has been making on the design standards, zoning codes, etc. We are also in the process of redoing Main Street and property owners on Main Street are excited about it. There was discussion by the commission regarding the realignment of Main Street and whether or not that would work with the commercial land on the west side of the Highway and also the three story buildings along the Highway with the possibility of blocking the mountain view. There was a question to the professor about having residential above commercial. Rick then gave the pros and cons to the commission regarding this. The pros are safety, there are eyes on the street and in the parking lots; helps defray the operating expenses; when you have clientele above, they have customers for their businesses and provides a good alternative for the housing mix. The cons are depending on the use, it may not be a good mix; businesses tend to do their best on weekends, so how do you design the uses for business on weekends and the last con is parking.

Gwen did a brief slide show on examples of multi-use housing with apartments above businesses in different towns.

Transportation Element:

Gwen stated they were not able to get the transportation element completely done. She did hand out the goals and policies that they have changed the formatting on. The goals are to build and operate efficient and cost effective transportation system; to ensure safe modes of travel; ensure that the transportation system is adequate, which refers to the level of service; convenience which refers to connectivity; and minimizing effects on critical areas and the environment. They will continue working on this and get Gray & Osborne's input with the changes. Dan stated basically the issue is they are making a lot of changes and it is a real struggle to make it readable with the same voice as the other elements. What they focused on and what they thought was important is to get feedback on the goals and policies and making sure everyone is on the same page and it meets the goals from the community meetings that it meets the needs of the community.

Administrator Schmidt stated for right now we need to put off the final review of this until the document is finished. Don't read the information that was presented to the commission tonight as a final version, this is subject to change. Gwen stated the one thing we need to look at is whether or not the policies are captured within the goals. Montgomery stated the overview states safety is the first priority and will be the focus of continued efforts ... and safety is the second goal, is that really how they wanted it presented. Administrator Schmidt stated it is possible that the commission won't see a draft of this document until January. Boyle-Barrett stated she likes the format this is being put into because it then goes with the rest of the elements. Gwen stated back to Montgomery's question regarding safety being the main goal, should we change this to make safety the first goal? Boyle-Barrett stated she does see it as first. Administrator Schmidt stated he understands the emphasis on safety, he is not questioning that, but the way he hears the question is that if these are in order of priority, you go through a project in the order of priority. However, that is not how the policies and goals in any of the elements are set up. They are set up based on areas of concerns, that doesn't mean you give one area more emphasis than the other. When a development comes through you go through each element, each goal, and each policy. He doesn't think the order is important. Boyle-Barrett stated maybe priority needs to be changed from that first page.

Schneider stated at the last meeting, there was discussion regarding the mixed use and whether or not this is something the planning commission is interested in. Everyone wanted more time to mull this over. He would like to know if everyone has had time think about this and what their opinions were. Montgomery, Ramsey, Boyle-Barrett and Cramer and Schneider were in favor of it. Smith is leaning more towards this; he was not in favor of it to begin with. Boyle-Barrett stated if we do go with the mixed use, we really need to make sure there are limits set. Cramer agreed we need to make sure there are restrictions set. The consensus at this point is to look at the mixed use, but make sure it is monitored.

Administrator Schmidt stated there is a meeting on Wednesday December 1, 2004 at 7:00 PM. There is a public workshop on the Main Street Project.

The next meeting will be on December 6, 2004 at 7:00 PM. There will be a public hearing on the Park Plan.

With nothing further, the meeting was adjourned at 9:15 PM.