

**Planning Commission**  
**February 28, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:10 PM.

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

Maas stated she would like to apologize to the entire Planning Commission for what happened at the public hearing. She was going to quit but has changed her mind and would like to withdraw her resignation if it is okay with the rest of the Planning Commission. The Planning Commission welcomed Cindy back to the Commission. Rousseau stated she would like to apologize for not preparing the commission for what was going to happen.

Schneider stated he would like to amend the agenda. Boyle-Barrett moved to amend the agenda to include discussion on the previous and upcoming public hearings and the procedure of these meetings. Cramer seconded the motion and the motion carried.

Boyle-Barrett stated on the January 31, 2004 minutes, page 2 second sentence the "and" should be removed from the end of the sentence. In the fourth sentence who is he? This should be Administrator Schmidt. On page 3, last sentence the word from should be in front of Adolfson. Boyle-Barrett moved to approve the minutes of the January 31, 2005 minutes as corrected. Cramer seconded the motion and the motion carried.

Boyle-Barrett moved to approve the minutes of the February 7, 2005 commission meeting. Cramer seconded the motion and the motion carried.

Boyle Barrett stated she is proud to be on this Planning Commission, however she was not comfortable with the way the meeting progressed. Boyle-Barrett stated she knows the public hearing was a situation that none of us as a commission has had to deal with yet, however, she feels Schneider should use the gavel to hopefully control the situation before it gets out of hand like it did at the last meeting. Boyle-Barrett stated she would like to make sure that the information that was discussed at the last meeting as far as handouts are ready to be given to the public and she would also like the Planning Commission to have it so they can review it and know what the audience members are talking about when asking questions. When people were at the podium and making statements and asking questions, she wasn't sure whether or not she should have spoke or not. There was a long discussion by the commission on how people should be speaking at the meeting; should we call them off the sign in sheet or should we just let them go up as they did at the last meeting. Marvin Sundstrom stated during the Pierce County meetings, they have a sign in sheet that you can mark whether or not you would want to speak. The commission felt this was a very good idea. There was also a lengthy discussion on whether or not the commission should be answering the questions people have or just listening to what they have to say. Maas stated she has been on the other side

before and when you don't get any answers it is disturbing because you don't know whether or not they are listening to you. Schneider stated he would prefer to answer questions that they can and if not let them know they will check into it and get back to them. Administrator Schmidt stated that is fine, but at the last meeting, it seemed staff was answering most of the questions and should actually be the Planning Commission that is answering them. There was also a discussion about the property taxes and the concerns people have with property taxes going up if they are rezoned. Administrator Schmidt stated the commission should write questions down and we can present them to the Assessor's office to get answers. Boyle-Barrett stated if we are not going to have sewer connections soon, do we want to rezone the residential properties to commercial now or wait one or two years until we have sewer connections available. She doesn't want to zone people out of their homes. Administrator Schmidt stated there is no reason why the rezone can't be done in phases. Administrator Schmidt also stated that no decision for change or approval should be made until all the questions of the commission have been answered. Schneider read from a study that was done in Edgewood regarding neighborhood mixed use zones. It stated mixed use development is more difficult than either pure residential or pure retail development and is economically justified only where there is a strong market for both uses. To be economically viable mixed use buildings must generally have three levels of apartments over the residential use. He just wanted to share this information with the Commission as food for thought. Montgomery stated he has been getting a lot of feedback from the last meeting and it has been suggested to him that everyone introduce himself or herself at the beginning of the next meeting. Administrator Schmidt stated trying to create an atmosphere of trust and courtesy is a good thing, however, it probably won't change things.

Administrator Schmidt stated he would like to remind the Commission that the notice that was published is for the public hearing only. The Commission cannot discuss anything else which means you cannot even start deliberations that night.

Rousseau gave the different alternatives as to what may happen after the continued public hearing. The three alternatives are: 1) make changes and send it to the Council, 2) make changes, have another public hearing and then send it to the Council or 3) have a workshop like to one on the master plan. Administrator Schmidt stated he feels at this point having the workshop would be taking a step back. Discussion ensued. Administrator Schmidt stated he would suggest that if changes are made that we hold another public hearing to let the public know that you did listen and if you get the communities approval it will be better for sending your recommendation to the Council.

Administrator Schmidt stated regarding the application for the public works trust fund loan, there is a bill before the legislature that would allow small cities still be deemed eligible for grants and loans if they are proceeding in good faith to complete their updates. This is House Bill 2171 and he strongly suggests that the Planning Commission contact their State Representatives. The commission asked Dave to e-mail every member with the information they need to write to their representatives.

We will have a meeting on Monday the 7<sup>th</sup>, the Public Hearing will be on the 9<sup>th</sup> and we will have another meeting on Monday the 14<sup>th</sup>. The meeting for the 21<sup>st</sup> has been cancelled.

**Critical Areas Regulations:**

Administrator Schmidt stated the handout from Adolfson is a draft letter. What they did is a review of our Critical Areas Regulations and they provided the science that we need to defend what regulations are in there, but they made recommendations in order to defend them. It is pretty straight forward and should be fairly easy to do. He strongly suggests that the Planning Commission read this and compare it to the Critical Areas Regulations and then we can discuss this next Monday.

**Capital Facilities:**

Administrator Schmidt stated he has received the draft copy of the Capital Facilities from Gray & Osborne. He will make copies and get it to the Planning Commission for the next meeting. This has already been sent to CTED for the 60-day review.

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