

**Planning Commission**  
**May 9, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:06 PM

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

Cramer moved to approve the minutes of the April 25, 2005 Commission meeting as corrected. Boyle-Barrett seconded the motion and the motion carried. Smith stated on the May 2 minutes where it stated he spoke to Ike at CTED and he agreed with him. Smith stated he wanted to clarify that Ike agreed as much as he could tell him on the phone about the reserve zoning. He doesn't want to make it sound like he agreed totally that that was the right thing to do. Cramer asked how he would like it re-worded. Smith stated he would like it to say that he spoke to Ike and he felt it could work depending on what was in the Comprehensive Plan; he would need to see the Comprehensive Plan before he could agree it was possible. Boyle-Barrett moved to approve the minutes of the May 2, 2005 Commission meeting. Ramsey seconded the motion and the motion carried.

Boyle-Barrett would like to include on the agenda the permitted uses that were done by Gwen. Schneider stated we could include that with the zoning map.

Staley stated we need to schedule a public hearing on June 6, 2005 regarding Nielson Meadow Preliminary Plat. This will be the same night at the public hearing on Capital Facilities. The commission agreed that would work.

**Discuss/clean up zoning map:**

Staley stated there was a question on the west side of Highway 410 as to whether most of that area should be R-6000 or R-8000. He was under the impression that they should be R-8000; however Gwen thought it was supposed to be R-6000. Boyle-Barrett stated it is the central core of the city just like it is on the east side of Highway 410 so they should be zoned the same. It was the consensus that it should be R-6000. Staley stated the other question he had was on the area where SEFNCO is. He couldn't remember what we had settled on that. It was the commission's consensus to have it zoned LI, which is what the use actually is now. Staley stated by the end of the day tomorrow he should have notebooks at the Library, City Hall and Building and Planning Department with information for the open house. It will also be posted on the web site.

Marvin Sundstrom stated regarding the zoning map, during his testimony, he gave information regarding the area between Sheets and Spiketon on Ryan Road. In picking up the zoning map, he noticed nothing changed on the zoning map so he wasn't real happy when he picked it up. Dan tells him that we have to zone at 4 units per acre, he doesn't believe that. They have no gas, no sewer, minimal road maintenance and storm water problems. During the flood of 1996, there were flooding problems all over that area. It is badly over-zoned and he would like to see something done about this. He

would like to see that area until the city is capable of doing something about the water problem. It needs to be R-20000. Staley stated the restrictions we can do on the R-2 are for slopes and designated flood hazard zones. Discussion ensued regarding the 4 unit per acre rule and whether or not it is actually 4 units per acre or if it is an average of 4 units per acre. Staley stated he is going to be meeting with CTED and the Department of Ecology in the next couple weeks and some of these issues are on his list to ask them. Schneider stated according to our maps for future sewers, there are not any plans for sewer out in this area for 20 years and in order to develop and use a septic system you would need close to ½ acre to put a mound system in, so if we divide it more than 2 units per acre it would not be realistic. Staley state he is here to support the decisions that the commission makes. Boyle-Barrett stated when we first started talking about this we were talking about storm drainage problems and also if he were to put his cheese operation there, he would have neighbors right close by him and now we have gone to zoning the entire area out there to ½ acre lots. If you do this and present it to the town at this point, you have the potential of having a lot of other residents saying why their property can't be zoned at 2 units per acre. She doesn't feel the planning commission has a good reason for why we are doing this. She feels we will have a lot of opposition if we zone this R-20000. Schneider stated he feels in some places we have zoned for growth that cannot happen for some time, he agrees regarding the worry that some people will complain that we have changed this zoning. Maas stated what she agrees with is there is no near potential for this land to have City services. It isn't in our capital facilities plans. She has felt for a long time that this area should be lower density because of the water issues. Schneider stated we basically do whatever we want; we have to justify it to the town. It was the commission's consensus to have the area to the south, east and west of Sheets Road be zoned R-20000.

Mr. Sundstrom brought up one other issue and that is the property north of Tanner Avenue and east of Spiketown is currently zoned R-8000 and he feels it should be R-6000. It was the commission's consensus to leave it at R-8000.

Discussion on the permitted uses: Gwen has added some uses due to the fact that we added the RB-LI and RB-GC. Staley stated he objected to the RB-LI and RB-GC because it makes it an interpretation by staff which would require review and staff report every time someone came in. He is suggesting that it will just be NMU. Cramer stated she felt it seems cleaner not having the RB-LI and RB-GC; she thinks it makes it more confusing. Discussion ensued. Staley stated due to the time, he suggested having everyone review the listings under the NMU and see if there is anything that needs to be added or deleted.

**Discuss roles, ideas, and expectations for Open House:**

Staley stated he would like everyone to think about how they would like their stations to be and get in touch with him if they have any suggestions or questions. Cramer had a copy of information she would like Staley to make bigger to put on a board for her station. Staley stated this is the kind of information that he wants to know from the Planning Commission what they would like to have at their stations. Maas stated she would like to get the map for the SR165 re-alignment so she can get more familiar with

it. Staley stated when the members think about your roles and need information, let him know.

**Meeting flyers:**

Staley handed out flyers to everyone to pass out and post wherever possible so we can get as much notification out as possible. Boyle-Barrett asked if it would be posted on the community bulletin board on the Highway. Staley stated he plans on doing that.

With nothing further the meeting was adjourned at 8:47 PM.

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Wolfe Schneider, Chairperson