

City of Sumner

PLANNING COMMISSION

September 7, 2000

Members present: Myers, Livingston, Lovgren, Nalder, and Smith

Members absent: Richardson, Walker

Also present: Leonard Bauer

CALL TO ORDER

WALKER called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES

LOVGREN stated July 6, 2000, Page 3 third question down. How do we keep people from avoiding traffic lights by going down alleys?

LOVGREN moved to approve July 6, 2000, and August 3, 2000, minutes.
SMITH seconded the motion and it passed unanimously.

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESS

SMITH made a motion to have a hearing/meeting for October 5, 2000. LOVGREN seconded the motion and it passed unanimously.

NEW BUSINESS

1. TRAIN STATION AREA PARKING OPTIONS

LEONARD BAUER appeared and stated that the Commission has had a couple of meetings regarding the train station. At the last meeting the development issue was parking and having it addressed prior to the trains starting to run on September 18. At the last work session there was a group discussion that was suggested setting time limits or some other type of controls in the immediate critical area which is the area a few blocks closest to the loading platform for the train station. There were eight people to serve on a ADHOC committee to work on the proposal. He met with those people last week and worked out the proposal (memo and map) before the Commission. He then described the map in detail. The main concern is that the area of concern will be used by commuters parking on the street early in the morning and leaving their cars there all day which would impact the surrounding businesses. The committee has proposed to extend the parking limit in the concerned area. They are extending the Central Business District parking regulations. The other aspect is currently in the City Code the Police Chief is authorized to issue permits to residents who do not have off-street parking to park for longer than the two hour parking limit. The ADHOC committee is asking the Commission to recommend to the City Council adoption of an ordinance that would extend the two hour limit shown on the map with blue dots. It has already been tentatively scheduled for the September 11, 2000, meeting. If elected to do so this could be done before

opening the train station. The committee felt it was important to get this done before the opening. A restricted parking zone is another option. However, this is not recommended by the committee. The committee also discussed placing two or three handicapped parking stalls in the front of the apartment complex on the east side of the street on Kincaid south of Maple. The committee suggests that the area along the tracks between Maple and Main Street be posted with no parking signs. Because it is private property it doesn't require a change to the ordinance. This would discourage parking too close to the railroad tracks. They would also suggest posting no parking signs on the other side of the alley since that area is the loading areas for the businesses. Both types of signs would be enforced by the Police Department.

LOVGREN questioned what the current parking situation was on Academy between Cherry and Narrow.

BAUER responded that it is narrow and there is no area for parking. It is prohibited parking, but it is not posted.

LOVGREN questioned whether the house on the corner has off-street parking.

MYERS stated that there was a garage there at one time.

_____ stated that that street is being improved. He was told yesterday by the developer that they were going to put in a new water pipe, take the street down 18 inches, and it will have curb and sidewalks. It is part of the sidewalk improvement program. He was informed by the Permit and Inspectors Division that this is not part of the station plan and that is why they were not told about it. They will start tearing up the street next week. That street needs to be addressed now not later.

LOVGREN stated that she recalled having a conversation at one of the meetings with the owner of that house and she had indicated that there was no off-site parking for that house.

DON OPSETH stated that the garage behind it belongs to someone else who owns the other building. It did not go with the sale of the house.

LOVGREN stated that she would like to have the street posted with at least the proposed two hour limit and allow the residents to have parking permit stickers. She questioned what would happen if a commuter used the handicapped parking area for parking all day.

BAUER responded that Sound Transit will provide handicapped parking next to the ticketing booth.

LOVGREN stated that she feels it is a viable option if they could keep people from parking there.

_____ stated that he owns the property where the proposed handicapped parking would be and he could inform the police if people were parking there that were not residents of his building.

LIVINGSTON stated that he would like to set a timeframe in which the Commission could revisit this issue.

BRETT AUSTIN stated that he has a business at Kincaid and Maple Street. He stated that the parking along Maple Street fills up all day. He thinks a two hour proposal would be more appropriate. He stated that the area behind the post office is private parking.

Appearing was JOHN SCHMIDT who resides at 908 Cherry Avenue. He stated that he is a parking advocate. He feels that if this is enacted tonight it is the best of all worlds. He feels it will force the commuters to park in the commuter parking. It will also enable the citizens to park in front of their houses

which is very important and it will sort of the needs. There is about 60 needs beyond the residents and if the residents are protected it will all be sorted out. He does not want an LID.

DAVE PRESIO 619 Elizabeth Street. He was curious about what was discussed about the parking on the west side of the tracks down Main on State and Harris Street. He stated that there may be an incentive for people to drive from Puyallup to Sumner and board here instead due to the difference in rates.

BAUER responded by stating that the Puyallup station construction is much farther. There may be a big incentive to come to Sumner for the next four to five months as the Puyallup station will not be done. These are issues. The overall station area plan is still something that will continue to be worked on.

MYERS questioned whether Traffic Avenue was still on.

BAUER indicated that improvements to Traffic Avenue will start late spring next year. It had originally been scheduled for this year.

MYERS stated that he felt not too much focus should be given too much west of the tracks until after Traffic Avenue was finished because that will change a lot.

SMITH indicated that if this is looked at again in the future he would like to see the west side involved. He would like the City looked at as a whole.

LOVGREN questioned whether the west side was getting notice.

BAUER indicated that notices were sent to the entire station area mailing list which included all of which is known as West Sumner.

LOVGREN replied that her neighborhood still isn't getting notices.

JOHN SCHMIDT stated that he feels car-poolers will fill the lot before the first train arrives. He thinks parking will have to grow instantly.

LYNNAE SECHRIST indicated she owns a business on Cherry Street. She indicated there could be more parking if cars would have to park nose in like on the other side of the park. Cherry Street is a one-way street and she doesn't know why this wouldn't work.

LOVGREN questioned whether the street was wide enough.

BAUER indicated that he would look into that to see if it is a feasible option.

MYERS indicated that there is curb and gutter and then an eight foot parking strip. It would take a major street overhaul to do that. That was his first thought, but it would be fairly expensive.

LYNNAE SECHRIST stated that Kincaid is a fairly wide street and it seems like on the left side there would be room for diagonally parking.

MYERS indicated that it is a one way north so you don't park on the west side.

BAUER indicated that there is a handicapped sign there and he will look into it.

JOHN SCHMIDT stated that he approached City Hall a couple of times regarding angle parking. He stated that there is sidewalk plans planned. He indicated the plans are for two cars and then a bump out

and then two cars and a bump out, etc. He would like to squeeze diagonal parking in there. If you only have two cars and a bump out you lose more spots. He would like to see it thought through. There needs to be a passage way for fire trucks, etc. so it may not work.

NALDER asked if signs could be out before trains run.

BAUER indicated that the signs are pre-made and he feels they could be up within a week or so.

NALDER then questioned enforcement.

BAUER indicated enforcement would be through the Police Department. Once it is in an ordinance they are able to issue tickets.

FRANK JASTRZEMBSKI questioned how people are going to get to the station if they park on the west side of the tracks. Are they going to cross at Maple Street? He stated that it is a bad place to cross. Is there going to be a traffic light?

MYERS indicated that there will be a traffic light.

BAUER indicated there will be a couple of crosswalks and couple of landscape medians.

MYERS indicated that the area will be changed and that is why it is smart to wait until it is done to look at parking on that side.

BAUER indicated that it will be at least one construction year before it does.

SMITH indicated he would not want to wait a year to solve parking problems.

LOVGREN stated that by implementing the plan they can see what it forces people to do. This will probably have to be continually addressed as they are going through the process.

SMITH stated as long as it is continually addressed.

DON OPSETH business owner at 1004 Main Street. He manages property on the new street where nothing is addressed. He would like to have this area added to this project. He also manages property on Hunt Avenue. Harrison and Hunt are full right now. On a daily basis there is no parking in front of the rental properties that he manages on Hunt Street. There are several projects that the City has delaying development which are shown as hard plans for but are not being addressed as part of the station development. They state that they are part of the capital improvements that are being done separately. This whole project needs to be looked at with all of the things the City is doing in West Sumner, the station area, Thompson, Alder, Cherry, and station lane together. It needs to be all looked at together, not in segments. The \$98,000 mentioned won't cover the sidewalks let alone the street improvements. This is very big and he really likes this. The new street project needs to be talked about as well as parking on both sides of the railroad tracks.

MYERS questioned whether the area on Maple Street between Cherry Avenue to Traffic will be no parking.

BAUER indicated that was correct. Part of the improvements that Sound Transit is doing is crosswalk improvements. It will be an open street, but not for parking.

LOVGREN questioned whether this was adequate to start with given the comments heard this evening. Should this be taken further right now?

BAUER stated that the idea was to identify the real critical area. Other areas will be looked at when the commuter parking does not accommodate the commuters any longer. This proposal safeguards the immediate neighborhood from that incentive of parking closer to the lot. Sound Transit says the parking lot will be big enough. Keep in mind there are two trains per day in each direction. The ridership immediately will not be nearly what it will be in the future. Hopefully, Sound Transit's projections are fairly accurate in short term so that the overall process could be completed.

LOVGREN questioned whether a workshop could be scheduled during first meeting in November. This way the trains would be running for a while and they could look at it to include Thompson Avenue, west side, and the vicinity and see how the parking situation for all of them is going at that time.

BAUER stated he would recommend looking at this every month from now on until it gets finished.

LIVINGSTON made a motion to move forward with this proposal, but put a set limit on it of one year so that they have experience as ridership grows and the whole concept of rail transit and Traffic Avenue having been completed by this time next year.

MYERS questioned whether Livingston was including Academy Street from Cherry to Narrow.

SMITH indicated that is included along with the handicapped parking.

SMITH seconded the motion. The motion carried unanimously.

BAUER indicated for the public that the Council will have this on their agenda for Monday at 6:00 p.m.

NALDER stated that since they would be looking at this on a monthly basis he would like to informed of any citations that have been issued so they know if they need to be more restrictive.

BAUER stated he would ask the police to provide reports to add to the meetings.

MYERS stated that he would like to see them be tougher the first couple three weeks.

SMITH questioned whether they could get car counts from the Sound Transit lots for the first couple of months.

BAUER indicated he would inquire with them.

_____ asked when the sidewalks will be poured on Thompson.

BAUER stated that work should be started next week. However, it is going to be done in phases. He is unsure whether they will start with station lane. Anytime you have a construction contract it is somewhat left up to the contractor as to what order they do things depending on the weather and everything else.

_____ indicated that the ordinance that allows 100% build-out needs to be looked at. They need a plan that works or they will all fail. The neighborhood will fail, the citizens, and the businesses will fail. Where will the employees of the businesses park? He thinks an LID needs to be looked at. How many more 100% build outs will be allowed before we crash and burn?

CORRESPONDENCE

1. Article

COMMISSIONER'S COMMENTS

There were no Commissioner comments.

STAFF COMMENTS

BAUER stated that in the commissioner's packet there is a letter that was sent to the East Sumner Neighborhood regarding the East Sumner Neighborhood Plan and scheduled open house Wednesday, September 13th, 5:30 p.m. to 7:30 p.m. at City Hall. People are invited to review results of the latest discussions that the Commission had with Council and the different options being looked at. They are trying to get public comment. It will be a drop in format. Interviews for the associate planner position were held last week. Lovgren participated and it was appreciated. They are hoping to make an offer very soon. The trains will start running on the 18th. Sound Transit will be at the Council meeting on Monday night making themselves available for any last minute questions or comments.

LIVINGSTON questioned whether there were any City Council meetings that they need to appear at.

BAUER stated that what was discussed tonight will be on this upcoming Monday nights agenda, but besides that it knows of nothing being considered by Council.

LOVGREN questioned whether Bauer wanted a representative from the Planning Commission at the Monday night meeting.

BAUER responded by stating it would be helpful. The Council appreciates hearing from the Commission. It would be helpful if one or more Commissioners could make it. The work session meets at 6:00 p.m. Following the work session the regular meeting will take place where they will take action.

_____ made a motion to adjourn. LOVGREN seconded the motion. The motion was passed unanimously.

RYAN WINDISH, SENIOR PLANNER