

City of Sumner

PLANNING COMMISSION

Study Session

December 19, 2002

Members Present: Myers, Nalder, Powers, and Walter

Members Absent: Lovgren (Notified) Richardson (Unnotified)

Also Present: Ryan Windish, Senior Planner

CALL TO ORDER

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

APPROVAL OF MINUTES

No minutes to approve.

PUBLIC COMMENT

No public comment taken.

UNFINISHED BUSINESS

1. 2001 Comprehensive Plan Amendment

The Planning Commission discussed the 2001-2002 Comprehensive Plan Amendment package as a follow up to a Public Hearing on December 5, 2002.

The following items were discussed and comments made:

1. 24th/28th Street Land Use Map Amendment (PLN2002-00012)

There were questions about the rationale for the northern border of the rezone area, especially on the west side of 136th Avenue. WINDISH explained that the property owners met with staff and requested that their property be left as M-1 (Light Manufacturing) to be more widely marketable.

No changes were made to this proposal.

2. SE Annexation Area Land Use Map Amendment (PLN2002-00016)

It was requested that the rezone include the entire area south of SR410 and that the designation be Interchange Commercial as it is being proposed around the other interchange location. This is due to the fact that the area is largely isolated and will be serving an automobile market similar to the SR167 location. Also, the gas station/convenience store is already consistent with Interchange Commercial. This change would include re-instating the required 10 foot planter/buffer between commercial and residential zoning.

3. East Main Street Area Land Use Map Amendment (PLN2002-00041)

There was discussion about moving the commercial zoning south approximately another 100 feet. WINDISH pointed out that a current preliminary plat shows those parcels as residential, and they are part of a special low impact development subdivision. Making the area commercial would not necessarily be consistent with the objectives of this project. It was concluded that no changes would need to be made.

4. Transit-Oriented Overlay Map Amendment (PLN2002-00058)

The Planning Commission discussed the viability of the two other areas that are designated as Transit-Oriented Overlay Districts and recommended deleting all of them for the same reasons as presented for the one requested on the West Valley Highway. There were questions about the policies and incentives for TOD if they were left in place and made optional. It was expressed that they are not accomplishing what they were intended to do—namely promote transit use. The PC suggested removing now and coming back during the 2004 Comprehensive Plan Update and looking at better ways to provide greater densities to benefit transit service.

Remaining two TOD districts will be removed.

5. Update to the Transportation Plan

Discussion on this item centered around the need to provide sidewalks, at least temporarily, along Parker Road and Elm Street similar to those constructed on Valley Avenue to make it easier for kids to walk to and from school in these locations.

Also need to include sound abatement policies for any widening of SR410.

Concerns were expressed about committing city resources to “driver education” programs. How will the city “support” these programs other than financial support?

6. Update to the Capital Facilities Plan

If the golf course is removed from the parks plan, what affect would that have on level of service for park lands?

ADJOURNMENT

NALDER motioned for meeting adjournment at 9:15 p.m. WALTER seconded the motion and it passed unanimously.

Ryan Windish, AICP Senior Planner