

City of Sumner

PLANNING COMMISSION

Study Session

February 21, 2002

Members present: Livingston, Nalder, Myers, Walker, Richardson

Members absent: Smith (Notified) Lovgren (Notified)

Also Present: Ryan Windish, Senior Planner

CALL TO ORDER

LIVINGSTON called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES

No Minutes for Approval

PUBLIC COMMENT

No Public Comment Taken

NEW BUSINESS

East Main Street Design Strategy

WINDISH presented the memo regarding the topics he felt were still outstanding and then opened the discussion up to the Planning Commission.

The Commission then discussed the proposed sidewalk width of 10 feet. The Commission generally agreed that 10 feet was the minimum necessary for commercial development given the street trees, sandwich board signs, and other displays.

The Commission also gave staff direction to remove the East Sumner Neighborhood Plan area from the Strategy. They also commented to the effect that the sidewalks in this area should only be 5 feet wide with a 5-6 foot planter strip consistent with the other residential areas in the City. Thereupon discussion ensued about the parking with questions about the intent of the strategy. Is the "Future Parking" that is shown on the map going to be strictly interpreted and applied or is there flexibility? How do we ensure that those who benefit from parking pay their fair share for the cost of construction?

There was much discussion about the smaller properties that may not have adequate room for parking and what arrangement would be made for parking on an interim basis or off-site in an adjacent parking area.

WINDISH emphasized that the Strategy was flexible and is not setting definite boundaries for parking areas. It is a conceptual plan. Parking will be to the side or rear of properties. Parking will have to be provided and its location is set, the "Future Parking" areas represent where that is likely to be constructed.

The Commission discussed incentives that could be offered for shared parking or for the construction of additional parking if greater than the minimum. The incentive ideas were: Utility credits for stormwater charges On-street parking credits Allowing for a reduced number of parking spaces Allow for dedication of parking lots or lease to the City

Other incentives that are in the Strategy and benefit property owners: Zero-setbacks on the side yards

Other questions to consider: How do properties that have existing parking lots become part of the system and will they be compensated for their parking if they allow it to be shared? What is the maintenance cost if parking lots are taken over by the City?

WINDISH asked the Commission if the building permit thresholds were acceptable. The Commission discussed further alternative such as a percentage of total assessed value, percentage in relation to the cost of construction of improvements, and simply allowing changes to take place within the existing footprint of the structure without required improvements. The Commission generally agreed that the proposed thresholds were acceptable and low enough to prompt improvements more readily. The Commission suggested staff prepare scenario descriptions to better illustrate how much these improvements will cost in relation to different sized and valued properties.

The Commission generally agreed that there should be interim measures for construction of shared driveways prior to the construction of combined driveways.

The Commission gave general direction that staff is to provide additional information and answers to the questions discussed and present at the next Planning Commission meeting.

The Commission requested that there be a joint meeting with the City Council when the Strategy is passed on to them.

ADJOURNMENT

MYERS moved to adjourn the meeting at 9:37 p.m. RICHARDSON seconded the motion and it passed unanimously.

Ryan Windish, Senior Planner