

**City of Sumner**

**PLANNING COMMISSION**

**Study Session**

**January 24, 2002**

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

Members absent: Richardson (Not Notified)

Also present: DESIGN COMMISSION MEMBERS: Tobias, Larson, Bennett, Bisom,

Members absent: McMahan, Hackworth

Also Present: Ryan Windish, Senior Planner Leonard Bauer, Director of Community Development

**CALL TO ORDER**

LIVINGSTON called the meeting to order at 7:07 p.m.

**APPROVAL OF MINUTES**

No Minutes for Approval

**PUBLIC COMMENT**

No Public Comment Taken

**NEW BUSINESS**

**East Main Street Design Strategy**

WINDISH briefly presented the memo containing topics for discussion: combine driveway locations, parking (on-street), medians, thresholds for implementation, and side yard setbacks.

Combined driveways should not "take" property, such as Richard DeJean's. Parking forms a buffer of sorts between commercial properties and residential property provided a good landscape buffer is created. May consider increasing the required buffer for larger parking lots. Provide a third alternative to locate a combined driveway at a location between Able Realty (Century 21) and Sumner Dental Clinic. This is already a combined driveway of sorts and this would be a logical location for one to the south. Questions were asked about whether the parking lots would be dedicated and what the maintenance responsibilities will be for the City and where will the stormwater be located?

Medians are considered in appropriate along this portion of East Main Street because of the narrow right-of-way and street width. Only work if street can be widened. Medians will be deleted from the plan.

Both commissions seemed to favor on-street parking as an option because the buildings are to be located up on the street like downtown, they form a barrier between pedestrians and moving cars, they help slow traffic down, and they will create more of a "Main Street" character. Staff is to explore options for not requiring left hand turn lanes at combined driveway intersections and only at street intersections to increase the amount of on-street parking. At some time in the future when traffic volumes won't allow on-street parking it can be eliminated.

Thresholds for requiring certain street improvements should be kept low. WINDISH presented numbers for costs of renovation and tenant improvements he had gathered from local businesses. Commissioners directed staff to consider a percentage of land value for determining the level of thresholds.

The commission seemed to support zero lot line development as an option to both encourage more "Main Street" building design and to give something back to the property owners for dedication of parking, etc.

Design considerations are to be proposed by staff and considered by the Design Commission at a future time.

### **Station Area Plan**

BAUER presented changes to the Station Area Plan and discussed those areas that are proposed for rezoning from Low Density Residential to Medium Density Residential.

Planning Commission expressed desire to pass the document on to City Council at the next regular meeting.

### **ADJOURNMENT**

**SMITH made a motion to adjourn the meeting at 9:37 p.m. MYERS seconded the motion and it passed unanimously.**

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Ryan Windish, Senior Planner