



SUMNER PLANNING COMMISSION

MINUTES

REGULAR MEETING

Thursday, January 4, 2007

7:00 p.m.

Sumner City Hall
1104 Maple Street

CALL TO ORDER

GANZ called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bush, Ganz, Morrison, Powers, Swanson and Walter
Members Absent: Haines (Notified)
Also Present: Ryan Windish, Senior Planner

APPROVAL OF MINUTES

WALTER had a few minor changes to the December 7, 2006 regular meeting minutes. On page 2, under Don Moody's paragraph, 4 sentences from the bottom, when it discusses "CB Richard Ellis", it should be clarified that it is a commercial real estate firm. Furthermore, on page 2, when it discusses "kayak dealers", it should be noted that they are in Bellingham as opposed to Seattle. **SWANSON motioned to accept the December 7, 2006 regular meeting minutes as corrected. POWERS seconded the motion and it passed unanimously.**

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESS

a. Election of Chair and Vice Chair for 2007 (Action)

POWERS nominated BRETT MORRISON for the 2007 Planning Commission meeting Chair position, and JON SWANSON for the 2007 Planning Commission Vice Chair

*position. WALTER seconded the nomination. MORRISON advised that he would be more comfortable in the Vice Chair position and nominated JON SWANSON for the 2007 meeting Chair position. SWANSON expressed concern that he was very new to the Commission and that he was not sure with his limited time on the Commission that it would be appropriate for him to serve as Chair. He further stated that he would, however, be willing to do it with the support of the other Commissioners. WINDISH indicated that in that regard he could fine-tune the meeting scripts to help SWANSON get into the pattern of conducting the meetings. POWERS motioned to close the nominations, further seconding MORRISON'S nomination. WALTER second the motion and it passed unanimously. **The 2007 Planning Commission meeting Chair is Jon Swanson, and the 2007 Planning Commission meeting Vice Chair is Brett Morrison.***

NEW BUSINESS

a. 2006 Comprehensive Plan Map Amendment (MA-04) (Discussion)

WINDISH reviewed for the Commissioners Staff's Report as to Comprehensive Plan Map Amendment and Rezone (MA-04), 725 Narrow Street as follows:

The amendment at 725 Narrow Street also includes a request for consideration by adjacent property owners that their property also be considered for redesignation / rezone. Since the request came in as a response to comments on the Notice of Application, it is discussed here as a second alternative.

Alternative 1: *The applicant, Wally and Barbara Swanson, owner of the property at 725 Narrow Street, are requesting the redesignation / rezone of approximately .22 acres from Medium Density Residential (MDR) to Central Business District (CBD).*

The property is located at 725 Narrow Street, which is at the corner of Academy Street and Narrow Street immediately to the east of the Sumner Commuter Rail Station. North of Academy Street the area is zoned CBD, to the east the property is a 20 unit apartment complex and is zoned MDR. To the south is the Sumner Commuter Rail Station parking with an MDR zoning and a Public/Private Utilities Facilities (PPUF) Comprehensive Plan Map designation. (Parcel No.: 0420243097)

Alternative 2: *In response to the Notice of Application Rick and Kristy Jenkins requested that the City consider expanding the potential redesignation / rezone area to include two additional parcels to the immediate east of the parcel above (Parcel Nos. 0420243120 and 7985100240). This would increase the proposal by approximately .76 acres to a total of .98 acres. The current use of the property is a 20 unit apartment complex located at 728 Cherry Avenue. These additional parcels would create a CBD designation along the entire northern section of the block from Narrow Street to Cherry Avenue and along Academy Street. This property is currently bordered on the south by both the commuter rail parking area and a single-family house. The remainder of the block has two duplex properties on the south side also zoned MDR. Across Cherry Avenue to the east is zoned Low Density Residential-6,000 and contains single-family residential.*

WINDISH discussed with the Commissioners the reasons for the proposed amendments, the Comprehensive Plan Amendment criteria, public / agency comments and the implementation requirements for these proposed amendments.

STAFF has no recommendation at this time, but would like a public hearing at the next Planning Commission meeting.

WALTER stated that in looking at the zoning maps for the Town Center, it looks like it went from low density to medium density residential? Was that a shift for more density at that time?

WINDISH stated that there is only one single-family house on that block, which is why it was thought that maybe the existing pattern was more multifamily in that area.

WALTER asked if there had been any conversation with the property owners in that area?

WINDISH stated that there had been no conversation, however, they have all been notified.

SWANSON asked Staff what the impact would be from Cherry Avenue on?

WINDISH stated that there would be no impact by the parking lot at the station. The concern is with Cherry Avenue's interface with this zone. There would be more concerns and potential impacts to consider in that area. Any time there is a zone break there is more potential for incompatibilities. In our CBD there is zero lot line zoning, and as such, buildings would have the potential to front on the sidewalk and have parking in the rear.

BUSH asked what the requirements are for parking in mixed use? Is it adequate for both residential and business uses given the parking problem in that area?

WINDISH noted that there are parking waivers for commercial, however, none for multifamily. There is also a financial requirement. In CBD a restaurant does not require off street parking, so there are some waivers. Mixed use would have to provide one and a half parking spaces for a two-bedroom unit. The idea is to have buildings fronting the street with parking in the rear.

SWANSON asked why the Swansons are interested in the rezone. What will it do for their daycare?

WINDISH stated that it will raise the value of the property and will give it more commercial potential.

SWANSON asked if Staff felt that this was primarily financially driven?

WINDISH stated that it is.

WALTER felt it was appropriate to include the Jenkins in this, as they received late notification due to their address being wrongly listed.

WINDISH stated that it would not be out of the question to include them.

SWANSON asked the Jenkins (*who were in attendance at this meeting*) what their interest is here?

KRISTY JENKINS appeared. She stated that it is her understanding that under the current zoning, if their building were to burn down, it could not be rebuilt as it exists today. They would only be able to build 10 to 11 units. It is an investment property. Even improvements are restricted.

SWANSON asked Staff, hypothetically, if the other three parcels were included in the rezone, and one person was able to accumulate all three of those parcels, could they then build an apartment complex?

WINDISH stated that they could not do that, as they would have to be mixed use.

POWERS stated that he could see why it needs to be taken care of now, as opposed to later, as he expects that this will come up again. He is in favor of looking at the rezoning of all of the parcels.

WINDISH stated, that if there is a consensus to that, it would be cleanest to move forward with a vote to that end.

WALTER asked if the single-family residence is occupied?

WINDISH stated that it is occupied.

POWERS motioned that Staff should draft a third alternative, incorporating the whole block from Harrison, Cherry, Academy and Narrow Street. WALTER seconded the motion and it passed unanimously.

b. Zoning Code Amendment (ZA-01) (Discussion)

WINDISH reviewed for the Commissioners Staff's memorandum as to the 2006 Comprehensive Plan Amendment Package / Zoning Code Amendments for Accessory Dwelling Units (ZA-01), along with Exhibit A: Draft Ordinance implementing proposed amendments, as follows:

This Zoning Code amendment request is part of the 2006 Comprehensive Plan Amendment package and pertains to allowing accessory dwelling units (ADU) to be

subdivided from the parent parcel. The applicants, Bradford Hinkley and Cathe Labelle have submitted two separate applications with similar requests and are combined and summarized in Staff's memorandum. The amendment to the accessory dwelling unit would provide for greater flexibility in subdividing detached accessory dwelling units from the principal property and thereby creating more housing options in the City. The newly created lots would be required to meet all other dimensional requirements to minimize impacts in character and density in the neighborhoods. Staff recommends that the Planning Commission DISCUSS this proposed amendment and provide staff with any further direction or preparation of alternatives. There will be a Planning Commission Public Hearing on February 1, 2007 for action on the attached ordinance.

GANZ asked if Staff had gotten any feelings one way or the other from City Council as to the pipe stem proposals?

WINDISH stated that one of the Applicants, Cathe Labelle, indicated that she feels that she has the support of three of the City Council members. It has been a hot topic in the past with City Council.

WALTER commented that it would then be like a mini-house.

WINDISH stated that the ability to subdivide was prohibited as to not allow for substandard lots. On page 3 of Exhibit A, under paragraph 10 it states that you can subdivide, however, you would have to meet the minimum lot size and all other lot requirements, including setback requirements. Essentially, it would be the same as developing a vacant piece of property in terms of meeting all of the requirements. It further has to fit in and work with the existing code.

MORRISON asked if the utilities on the ADU are separate.

WINDISH stated that he believes they are.

SWANSON asked what the motive is for this proposed change?

WINDISH stated that the motive is economics. They would then maybe be able to sell their second house.

BUSH stated that another advantage would be that they could get away from having to be owner occupied.

SWANSON asked if they could then create rental units out of both properties?

WINDISH stated that they could, as it would be like owning two single-family homes.

SWANSON asked if requests for these types of amendments come through on a regular basis?

WINDISH stated that they do. A couple years ago we decided that people should apply for those types of amendments, as to keep them clear and to have the opportunity to discuss them as well.

SWANSON commented that the Sounder Train changed the dynamics of a lot of properties.

BUSH asked Staff for a list of locations of the other accessory dwelling units in town.

WINDISH indicated that he would provide that.

SWANSON asked what would happen if the ADU was in front as opposed to back? Would they then have to put in a sidewalk?

WINDISH stated that they probably would be required to do that, however, that would be up to the Public Works Director.

c. 2007 Work Program (Discussion)

WINDISH provided a list to the Commissioners through mid-2007 of what projects the City will be working on, beginning with the 2006 Comprehensive Plan Amendments, and further listed as follows:

- *2006 Comp Plan Amends, Group 1 (Discussion) (regular meeting: 1/04/07)*
- *Short Course in Local Planning (study session: 1/18/07)*
- *2006 Comp Plan Amends, Group 1 (Public Hearing, Discussion) (regular meeting: 2/01/07)*
- *2006 Comp Plan Amends, Group 2 (Discussion) (regular meeting: 2/01/07)*
- *Zoning Code Amendments for Lot Coverage (Discussion) (regular meeting: 2/01/07)*
- *Optional (study session: 2/15/07)*
- *2006 Comp Plan Amends, Group 1 (Action) (regular meeting: 3/01/07)*
- *2006 Comp Plan Amends, Group 2 (Public Hearing, Discussion) (regular meeting: 3/01/07)*
- *Design and Development Guideline Amendments (Discussion) (regular meeting: 3/01/07)*
- *Zoning Code Amendments for Lot Coverage (Public Hearing) (regular meeting: 3/01/07)*
- *Optional (study session: 3/15/07)*
- *2006 Comp Plan Amends, Group 2 (Action) (regular meeting: 4/5/07)*
- *Design and Development Guideline Amendments (Public Hearing, Discussion) (regular meeting: 4/5/07)*
- *Zoning Code Amendments for Lot Coverage (Action) (regular meeting: 4/5/07)*
- *Study session (4/19/07)*
- *Shoreline Master Program Amends (Discussion) (regular meeting: 5/03/07)*
- *Design and Development Guideline Amendments (Action) (regular meeting: 5/03/07)*

- *Study session (5/17/07)*
- *Shoreline Master Program Amendments (Public Hearing) (regular meeting: 6/07/07)*

WINDISH invited the Commissioners to provide Staff with topics that they may want to add to the 2007 calendar. He also noted that the Short Course scheduled for January 18th is in error, and that if there is a Short Course, it will be later in the year. It may be necessary to have some study sessions on the Comprehensive Plan Amendments.

CORRESPONDENCE

There was no correspondence.

COMMISSIONER COMMENTS

WALTER asked Staff whether there was an update on the Calvary Church permit process?

WINDISH stated that they are at this time negotiating the placement of the road system on the property, however, he does not know where they are at in terms of applying for permits.

DISCUSSION was had about the proposed road system and the challenges associated with that and with Sunday traffic in that area.

POWERS asked Staff what it would take to have Maple Street from Alder to Ryan designated as 2 hour maximum parking on both sides of the street? He feels it should be looked into further.

WINDISH advised that there was a request to make it all 3-hour parking in that area. Three hours would be better as it is meant to be a “destination” downtown.

POWERS asked if that was just proposed for one side?

WINDISH stated that it was.

WALTER commented that the train riders parking just keeps getting pushed further and further away. She is all for encouraging people to use mass transit, however, right now, it is a struggle to find parking. It is frustrating that we cannot even get to one of the great assets in the City.

SWANSON stated that he does not know if it is our responsibility to urge City Counsel to address this, however, it has to be done.

WINDISH noted that Sound Transit, as part of their second phase plan, is proposing a parking garage in Sumner / Puyallup, to which they are contributing significantly.

WALTER noted that Bonney Lake has received grants for sidewalks.

WINDISH stated that it is on the City Council's agenda to address sidewalks.

MORRISON stated that the increase in train traffic is creating a lot of noise pollution. Has City Council discussed gates? He recalled that there had been some discussion as to trains quieting down when going through town.

WINDISH stated that City Council stopped moving forward on that, as the railroad stated that they would not be coming up with any money to improve those crossings. There has been some discussion about the impact of the train's whistles, however, there has to be some kind of whistle for safety.

GANZ thanked Staff and the other members of the Planning Commission for their support while he was Chair.

STAFF COMMENTS

WINDISH had the following Staff Comments:

- 1) On Tuesday, March 15, 2007, there will be another Sumner University. It is a course / presentations on various aspects of the City. This year Ken Madsen, Assessor Treasurer, will talk about property taxes. It is a chance for citizens to show up and find out how the City works and what is going on. Commissioners have the first chance to sign up to attend;
- 2) The City has made a request for qualifications for development of the Red Apple site. There have been 5 applicants, 3 of which were chosen for further consideration. They will all be turning in their proposals. Two of the three developers are local, and one is from Seattle;
- 3) The Wetlands Project is finally in front of City Council for review; and
- 4) The Fire Department merger has taken place and that is going along fine.

ADJOURNMENT

SWANSON motioned to adjourn the meeting at 8:25 p.m. POWERS seconded the motion and it passed unanimously.

Ryan Windish
Senior Planner