

**Planning Commission**  
**August 16, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:40 PM.

The following members were present: Lisa Cramer, Cristi-Boyle Barrett, Cindy Maas, Terry Wade and James Montgomery. Sandy Ramsey was absent.

Cramer moved to approve the minutes of the August 9, 2004 commission minutes as corrected. Boyle-Barrett seconded the motion and the motion carried.

**Final Plat of Meadow Mountain Development:**

Administrator Schmidt stated this application is for final plat approval of Meadow Mountain Circle Subdivision Phase II, which proposes to complete the third of four phases of a 36-lot subdivision. Phase I was completed and received final approval from the City on 4/21/99; Phase II was completed and received approval from the City on 4/24/01. This phase III final plat creates 6 additional residential building lots. All required improvements have been installed during previous phases of construction, except for the street trees in the planter strip. Those improvements already installed consist of new roadways, sidewalks, curb and gutter, stormwater detention and drainage, street lighting signage and all utilities. Preliminary Plat approval for Meadow Mountain Circle Subdivision Phase III was granted by the City Council on 6/22/04. Staff has recommended that the Planning Commission approve the final plat with the 13 conditions listed in the staff report. Their recommendation is that approval is granted under the condition that all the conditions be completed before the final plat is signed and recorded.

Boyle-Barrett asked about existing lot 5. It shows that it has been divided with Tract W being deeded to the property owners at 412 No. Fulton. Administrator Schmidt stated that is correct. Boyle-Barrett also asked about the street name being Mountain Circle Drive. The current street sign states "Mountain Cir". She strongly feels it should be Mountain Circle. Administrator Schmidt stated there may be some problems if this was already recorded on Phase I and Phase II at Mountain Circle Drive. If the Planning Commission wishes, they can add a condition 14 deleting the word "drive" off the street name. Boyle-Barrett stated it needs to be consistent. It was the commission's consensus to have the staff report amended to read "Mountain Circle".

Wade had a question on Page 2, A-1. The staff report suggests that the applicant has failed to provide a maintenance covenant. The report suggests that the applicant is being permitted to expand the covenants from Phase I and Phase II to Phase III. Is that true? Administrator Schmidt stated what has happened is Phase I was approved with the maintenance covenants. During Phase II the Council had a condition to amend the covenants including the lots from Phase II. This may have been taken care of however, we don't have anything in our file showing this. Administrator Schmidt stated if we don't have this, we wanted to include it into Phase III to bring everything up to date. Administrator Schmidt stated if he didn't feel comfortable with conditioning it this way, he would have never recommended it. Discussion ensued. Boyle-Barrett doesn't

understand why we can move forward with this if we are adding Phase II to correct what wasn't done the last time. Wade stated he feels strongly that there is a legal issue here. Maas stated she would like to wait one more week to see if we can get the documents.

**Wade moved that the application for the final plat of Meadow Mountain Phase III be held over for at least one week until this issue can be addressed. Maas seconded the motion and the motion carried with a 3-2 vote.**

#### **Community for a Lifetime Presentation:**

Gwen stated she would like to go over the issue discussed at the presentation last Tuesday given by Pierce County. There was talk about the GMHB Bright Line Rule and the Litowitz Test. Gwen would like to make sure the Planning Commission understood what they were talking about with this. She then clarified to the commission exactly what these two rules are. The Bright Line Rule is where GMA requires communities to not zone an area below 4 units per acre unless it can meet the Litowitz test which allows where there are critical areas for there to be a lower density. Gwen then read some information from the growth management hearing board regarding the Bright Line Rule and the Litowitz test. Administrator Schmidt asked each Planning Commission member how they felt about the presentation. Maas stated she felt it was a waste of time, maybe it is because of the line of work she is in. James Montgomery stated he is a relative new comer so he found it very beneficial. Boyle-Barrett stated the presentation itself could be better; it could have been catered more to the small town atmosphere. The information was good; however she has already heard this through Dan and Gwen. She does feel it was beneficial for the Council. Schneider stated he basically agrees with everything Boyle-Barrett stated; all in all he felt it was worth while. Cramer stated she liked having the visuals, it wasn't necessarily new information. Her biggest concern is how we are going to get the Council to buy off on the Comprehensive Plan we are preparing. Schneider stated he doesn't see a problem with them passing the Comprehensive Plan, his concern is them following what is in the document. Gwen stated what is good about growth management is that everything has to have consistency. The Municipal Code has to be changed to be consistent with what is in the Comprehensive Plan. Administrator Schmidt stated he doesn't feel we will have a problem with the Comprehensive Plan, however, when it comes time to zoning changes there may be some controversy.

#### **Urban Design Element:**

Cramer stated one of her questions is the urban design goals speak specifically to the Main Street and because we are looking at broadening our commercial area we may want to expand what we are referring to. Dan stated the information that was received from the workshops was more on the downtown area. Cramer stated she is thinking about the whole city and being consistent with how it looks. Dan asked if she is talking about common elements regarding designs throughout the entire city or common elements with designs within the commercial areas. Cramer stated she is not sure what has been discussed in the design review committees but she would think that we should have some sort of consistency throughout the city. Schneider stated within their committee they have discussed adding some flexible design standards along the Highway #410 corridor.

Administrator Schmidt stated is there some way to develop a couple more goals to incorporate the design of the downtown area to the outer commercial areas. Dan stated what we can do is when we get all our standards solidified.

Maas stated on Policy 4.3.2 – Design theme should be “design strategy”. She also had a concern under Policy 4.3.3 on the wording “with an emphasis on travel from Enumclaw”; she feels the emphasis should be coming from both directions. After discussion it was decided that Dan, Gwen and Administrator Schmidt will come up with additional wording to expand on Goal 4.3.3 to include all access points into the City. Boyle-Barrett stated on 4.1.2 it talks about appeal with amenities such as street names and our street names go by historical names. Dan stated he thinks the intent is not necessarily the street names, but having a little street sign for say the “trail”. After discussion it was decided to change the wording to “such as: new kiosks, ornamental lighting, water fountains, trees/planter boxes, pavement treatments, street signs, and façade improvements.” There was discussion regarding the pictures on page UD5, the commission felt the concept sketch of Main Street should be the City’s actual concept design and that the second picture should actually be a picture with a bike rack.

**Public Forum:**

Gwen stated she put this on the agenda to see if anyone wants to talk about this. It has been brought up but she wasn’t sure if there were any further thoughts on it. Wade stated it is a great idea but we as the Planning Commission need to get together to discuss what each committee has been discussing before we can hold a public forum. We need to have a consensus with the entire Commission before we put this before a public forum. Schneider stated he feels we are going to run into a time issue and that we may need to hold the public forum in conjunction with the public hearing.

With nothing further, the meeting was adjourned at 9:33 PM.