Planning Commission Minutes

REGULAR MEETING
Wednesday; March 23, 2016; 7:00 p.m. Council Chambers 1000 Laurel Street, Milton WA 98354

1. **CALL TO ORDER and ROLL CALL: Chair Reeves called meeting to order a 7:02 p.m.**

Present: Chair Reeves, Vice-Chair Ripplinger, Commissioners Whalen, Boyle, McMillan, and Balsley

City Representatives: Deputy Clerk Schwerzler

Absent: Planning and Interim Public Works Director Aaron Nix

2. **CITIZENS COMMENT PERIOD: None**

3. **ADDITIONS DELETIONS, CORRECTIONS to THIS MEETING'S AGENDA**

Rearrange the sequence of Old Business discussion items as follows:
- 5A(i) PSRC's Conditional Approval of Comprehensive Plan
- 5A(ii)Recap of Commission's Saturday February 27, 2016 Retreat
- 5A(iii) Sign Code Revision Subcommittee

4. **APPROVAL OF MINUTES**

Retreat minutes for February 27, 2016, not available. Chair Reeves will provide at a later date.
[Note: the Commission cancelled their regularly scheduled February 24, 2016 meeting in favor of having a Retreat on Saturday, February 27, 2016]

5. **OLD BUSINESS**

A. **Discussion Items:**

i. **Recommendation to City Council on approaching Comprehensive Plan modification as required by Puget Sound Regional Council [PSRC]. (Rose Reeves)**
- Chair Reeves stepped down as Chair, due to Director Nix's absence, so she could represent the City during the discussion, therefore Vice-Chair Ripplinger conducted the meeting for this topic .
- Currently PSRC has granted a "conditional approval" of Milton's Comprehensive Plan. Tonight's topic is to forward a Resolution, for Council's approval, that acknowledges PSRC's recommendations, and adopts a work-plan to evaluate and take action on PSRC's required corrections and suggested modifications.

- **MOTION:** Commissioner Boyle MOVED that the Planning Commission send a draft resolution to City Council identifying receipt of PRSC document and the defining a work-plan.
  Seconded by Commissioner Whalen
  Approved 5/0; with 1 Abstention (Reeves)

  - **MOTION to Amend**: Commissioner Whalen MOVED to amend the second 'Whereas,' to read as follows:
    "WHEREAS, as a condition of the Puget Sound Regional Council's conditional approval of the City of Milton's Comprehensive Plan, the City Council is required to establish a work plan/timeline by April 30, 2016 to begin addressing this issue with submission of the adopted amended Comprehensive Plan and supporting documents by June 30, 2017 for review and certification by PSRC."
    SECONDED by Commissioner Balsley.
    Approved 5/0; with 1 Abstention (Reeves)

  - **MOTION to Amend**: Commissioner Boyle MOVED to amend Section-1 of the Resolution to read as December 31, 2015, instead of December 31, 2016.
    SECONDED by Commissioner Whalen.
    Approved 5/0; with 1 Abstention (Reeves)

- Vice Chair Ripplinger called for a vote on the main motion as amended.
  Approved 5/0; with 1 Abstention (Reeves)

- Chair Reeves resumed leading the meeting.

ii. Recap of Commission's February 27, 2016 Retreat

- Commissioner Boyle valued the opportunity to hear from Officer Hobbs regarding code enforcement issues, particularly the issue of revising our municipal code, specifically MMC 10.24.030, to provide a better enforcement tool regarding vehicles parked for long periods in City right-of-way. Officer Hobbs suggested using Puyallup's municipal code 10.16.110 as a guide.
- Commissioner Balsley thought the retreat was amazing for someone like herself, having never been on a Planning Commission.
- Commissioner Whalen appreciated getting to know other Commissioners and building cohesion, she especially valued Officer Hobbs' presentation about the challenges in his work in code-enforcement.
- Commissioner Ripplinger appreciated Mayor Perry's attending the Retreat, and is now ready to "Think Big" after hearing Mayor's summary of Milton's Vision for the Future.
- Commissioner McMillan really enjoyed the event.
- Commissioner Reeves agreed with all of the Commissioners' comments.

iii. Sign Code Sub-Committee report / update

- Commissioners McMillan, and Whalen gave an overview of the issues driving the need for revision of the sign code, and outlined some approaches for the Committee's suggestions to the full Commission.

B. Action Items:

➲ *See Discussion item 5A(i) above where the Commission took action forwarding the Resolution to Council.*

6. NEW BUSINESS

A. Discussion items

i. Review and Potential Update of the City Of Milton's Zoning Map

➲ *Commissioners took 15 minutes to review and mark the locations of errors and concerns on the map.*

❖ Map corrections, questions, and suggestions included (but not limited to) the following:

✓ CORRECTIONS:
✓ Confirm that all annexed areas are now included within Milton's corporate limits, noting the Pacific Highway, Clear Firs/Sunridge annexations, and King County portion of the Inter-Urban Trail;
✓ Ensure that the newly redrawn boundaries at the Milton Way - Yuma Street - Freeman Road (Edgewood) – 20th Street East (Fife) intersection are shown;
✓ Confirm that Fife has annexed land shown to be in Milton's Urban Growth Area that is at the southernmost end of the Inter-Urban Trail, on the south side of the Trail, and correct our Urban Growth Area as needed;
✓ The recent purchase of property on 5th Avenue (near Porter Way) for Storm Water control is shown as a Community Facility;
✓ Show the Corridor Well on 5th Avenue as a Community Facility;
✓ Show the Bonneville Power Administration Substation (on Fife Way) as a Community Facility;
✓ Show the new road right-of-ways since the completion of the "Jovita Boulevard Realignment" project;
✓ Ensure that the Multi-Family Zoning Designation is shown for all of the Alder-Ridge Development; a.k.a. the Bennion Rezone;
✓ Ensure that all the properties owned and annexed into the City that are associated with the Inter-Urban Trail (especially King County) are designated as Open Space;
✓ Correct the zoning designation for the parcel(s) of land along the East side of the access road (off of Milton Way) into the school campus that is not currently owned by the Fife/Milton School District -- from Community Facility to Single Family Zoning Districts;
✓ Correct the spelling of Surprise Lake;
✓ Remove the "East Taylor Street" designation on Taylor Street between 23rd Avenue and Meridian Avenue East; and
✓ Ensure that all Zoning District boundaries are sited in the middle of roadways where appropriate.

➢ SUGGESTIONS and COMMENTS
➢ Please change the color scheme of the map so that the roadways are easy to identify and parcel lines are more visible;
➢ Please double check that the identification of Trial Trust Lands are shown;
➢ Please create a Zoning Map <u>and</u> a Future Land Use Map; and
➢ Commissioner Whalen stated that she would submit a written list to Staff noting many changes that have not been updated on the map since year-2002/3.

➳ QUESTIONS:
➳ Should the WSDOT storm water infiltration sites (associated with the SR161-Meridian Avenue East widening projects) be designated as Community Facilities?
➳ What should the B & L Woodwaste Site (off of Fife Way) in Milton's Urban Growth Area be zoned as on the Future Land Use Map?

- ❖ Chair Reeves indicated that Staff will bring back an updated Zoning Map &/or Future Land Use Map with the corrections made for the Commission's final review.

B. <u>Action Items</u>: None

7. COMMISSIONER REPORTS

Commissioner Balsley ~ Invited all to attend the next two Chamber of Commerce luncheons where there will be presentations (for and against) on the proposal by NW Innovation Works to build a natural gas–to-methanol production plant in the Tacoma Tideflats.

Commissioner McMillan ~ Wants to see greater emphasis in the Comprehensive Plan to build a much larger sidewalk system (particularly along Porter Way and along Highway 99-with its new Vision for development), so we can succeed in our grant funding applications.

Commissioner Ripplinger ~ Noted the parallels between Milton and Redmond WA. She enthusiastically wants for Milton to rival Redmond's emphasis on bicycling, noting many benefits – among them - a good economic development opportunity.

Commissioner Whalen~ Pleased to have such a great retreat.

Commissioner Boyle ~

- Stated the urgency of working on the extended parking problem as soon as possible.
- Concerned about the major increase in homelessness in Puyallup and associated illegal camping on Tribal Reservation along the Puyallup River, adding that Milton is vulnerable because of the open land along the Interurban Trail

Chairman Reeves ~ Highlighted the status of several new construction projects:

- Café Elite (Milton Way, 10th Avenue, and Oak Street) now open
- Sager Homes (11th and Maine) is breaking ground
- Uptown Koffee and Kafe (27th and Milton Way) started construction
- Lakeside Estates (behind and along side of the Post Office) with Multifamily and Business land uses, has gone through civil plan review
- Aerie Crest (26th Avenue Court) beginning construction plan approval
- Greenwood Townhomes beginning to go through construction plan approval

- Intends to present to the Park Board the of including fitness activities/equipment as amenities to be added to Milton's parks.

8. STAFF UPDATES:

➲*Please see Chairman Reeves' comments above.*

9. THE COMMISSION'S WORK PLAN PLANNER

- Commissioner Whalen asked for the following topics to be added:
  - Planning Commission By-Laws;
  - Rules on extended parking; and
  - Rules on parking commercial vehicles in the right of way and on private property.

10. **CITIZEN COMMENT PERIOD:** None

11. NEXT MEETING April 27th 2016 old and new business planned to be on the agenda includes:

A. Comprehensive Plan Amendments, as needed
B. Low Impact Development Municipal Code Update

12. ADJOURNMENT: Chairman Reeves adjourned the meeting at 9:01 p.m.

Chair, Rose Reeves Date

Deputy Clerk, Jill Schwerzler Date

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