



Study Session
Monday – February 3, 2014
7:00 p.m.

1. CALL TO ORDER

Mayor Perry called the regularly scheduled study session to order at 7:00 p.m.

2. ROLL CALL

Council Members present were Manley, Ott, Whalen, Zaroudny and Mayor Pro-Tem Taylor.
Council Members excused: Jones and Morton

STAFF PRESENT

City Administrator Mukerjee, Finance Director Tylor, Public Works Director Neal, Contract Planner Larson, and Interim Police Chief Langford.

3. STUDY ITEMS

a. Amendments to Various Land Use Codes

Planner Chris Larson explained several code changes recommended by the Planning Commission. These changes were mostly needed in order for the code provisions to better fit with the rest of the code and meet State law, and included minimum setback or lot width requirements for boundary line adjustments, SEPA review timing, optional DNS process, reconsiderations by Hearing Examiner, substandard lots, sign permit requirements and short plat improvement requirements. The changes that generated discussion were:

Reconsideration by Hearing Examiner: The proposal would allow reconsiderations of the heard by the hearing examiner and remove the City Council from being the appellate body for appeals to a Hearing Examiner's decision, which would have to be filed in Superior Court. Council discussion included concerns about being removed from land use decisions and knowledge of how their codes were being applied versus the benefit of having an independent third party i.e. a Hearing Examiner rule on a land use application.

Substandard Lots: Whether lots that do not meet the minimum lot size be allowed to develop if all other regulations such as setback, heights, etc were met. Council discussions included concerns about whether the buildings on these lots would fit with the neighborhood character, should the Planning Commission be asked to look at design guidelines in 2015 to ensure such fit, and whether it's fair to not allow an owner of a substandard lot to build on the property they own. Staff will bring a map of the city showing the substandard lots.

Short Plat Approval Prior to Improvements: City Administrator Mukerjee informed the Council that staff was having further discussions on trying to balance the need for having an efficient way to short plat a property, while at the same time protecting future home buyers being surprised at the time of applying for a building permit in having to pay for the cost of putting in the road and stormwater improvements. Staff will do further research and bring back a recommendation to Council at a later date.

b. **Park Name Change – Milton Community Park**

This was a continued discussion from last summer on whether to change the name of the "Milton Community Park" to its more commonly used name, "Triangle Park." The Parks Board had recommended this change.

Council discussion included a desire to retain the original name, the importance of the word "Community" as it relates to the park name, whether the word "Triangle" should be incorporated in the official name, whether the name should be officially changed to the commonly used name, and whether official city documents could refer to both names such as in "Milton Community Park, aka Triangle Park". After considerable discussion, Councilmembers were generally in favor of retaining the official name, but wanted city documents and informational materials, like from the Events Committee call it Milton Community Park, aka Triangle Park. There was also a general consensus that City councilmembers, staff, and boards / commissions / committees should do a better job of using the formal name, to start educating our citizens.

c. **King County Proposed TBD**

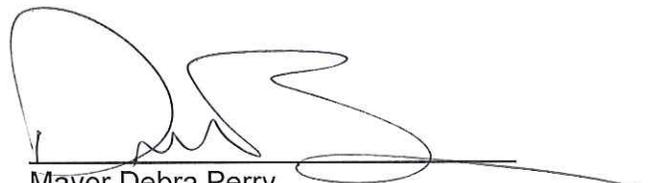
City Administrator Mukerjee provided information on a Transportation Benefit District being proposed by King County, which would ask the voters for a \$60 car tab fee and a 0.1% sales tax to fund transportation projects in the entire county including incorporated areas. For Milton, only its King County residents would be impacted. There were some concerns of potential legal challenges, which could impact the county as well as the cities. Council discussions included concerns about the inequity between the Pierce County and King County residents of Milton, potential legal issues, the fast track process for placing this matter on the ballot, as well as the need for the County to indemnify cities from potential law suits. Councilmembers asked that the Mayor provide input via a letter to King County for the public hearing scheduled for the next day.

d. **Finalizing Council Retreat Agenda**

Council reviewed the proposed agenda for the City Council Retreat set for Friday, February 7th from 2:00 – 4:00 p.m. in the City Council Chambers and Saturday, February 8th from 9:30 a.m. – 3:00 p.m. at the Alder Ridge Senior Apartments. City Administrator Mukerjee distributed folders with reading materials for the retreat.

4. **ADJOURNMENT**

The Study Session adjourned at 9:15 p.m.


Mayor Debra Perry

ATTEST:

LISA M TYLOR
Lisa Tylor, City Clerk