



Special Meeting

May 8, 2006

Monday, 7:00 P.M.

CALL TO ORDER: Mayor Asay called the special meeting to order at 7:00 P.M.

ROLL CALL: Present were Councilmember's Beaudry, Borek, Drotz, Heddlesten, Neal, and Whalen. Councilmember Sirack showed up soon after the meeting began.

STAFF PRESENT: Public Safety Director Jaques, Interim City Administrator Carter, Director of Planning and Community Development Terrell, Senior Planner Hardin and Deputy City Clerk Daker. Phil Olbrechts, the City Attorney, was present for the Public Hearing.

PUBLIC HEARING

Monday, 7:05 P.M.

Before the public hearing started, Mayor Asay requested that Phil Olbrechts, City Attorney, would inform the council and citizens of the details of a quasi-judicial hearing including requirements and any conflicting circumstances.

Mayor Asay opened the Public Hearing for the Land Lloyd's Master Plan Revision at approximately 7:05 P.M.

Mr. Olbrechts instructed citizens to ask all of their questions during the Public Hearing – once the hearing is closed, there can be no more questions.

Mayor Asay introduced Dan Hardin, Senior Planner for the City, who shared a brief presentation regarding the Master Plan Revision.

Alison Moss, Attorney for Lloyd's: Referenced the materials that Dan Hardin provided to the councilmembers. The revision is primarily to permit Phase C of the Senior Care Community which is located in the original Phase 4 of the Master Plan. She informed everyone that the change would be small however it would reduce all impacts. Ms. Moss discussed the ridge condition. She brought three documents to the council's attention: the first letter was dated February 27, 2006 from Ms. Moss to Mrs. Whalen, chair of the Planning Commission, the second letter was dated August 12, 2005 letter from Director Terrell to Patricia Larson, and the third letter is a tree delineation and buffer area report for Lloyd's Master Plan prepared by Tree Care Solutions at the request of the City.

Mr. Olbrechts advised that these letters be marked as exhibits.

Patricia Larson, Project Manager with Land Lloyd Development Company: Shared a presentation to help clarify what Lloyd's is requesting from the City. She pointed out a few discrepancies in the Planning Commissions recommendation to the City Council. Ms. Larson requested that the Council approve the changes in the final document.

Councilmember Whalen asked a couple clarifying questions.

Dan Balmelli, Vice President for Barghausen Consulting Engineers: Stated that his company prepared a cross section of the ridgeline for Ms. Larson to use in the presentation. He helped answer Councilmember Whalen's questions.

Mayor Asay opened the floor for public comments at 7:57 PM and instructed citizens to state their name and address for the record.

Citizen Comments:

Roger Von Doenhoff, owner of property to the East of the Lloyd's project: Recommended that council review environmental records and requested to submit a letter for the record.

Ms. Moss had an objection to Mr. Von Doenhoff's letter. (Exhibit 20)

Mayor Asay requested a 15 minute recess at 8:05 P.M. to allow for the study session to occur.

STUDY ITEMS:

AB06-061 Hazard Mitigation Plan:

Chief Jaques introduced Luke Meyers, Program Coordinator at the Pierce County Department of Emergency Management. Mr. Meyers shared a brief presentation on Hazard Mitigation. The County received a grant from the Federal Emergency Management Agency from the Pre-Disaster Mitigation Grant Program; therefore the fiscal impact to our jurisdiction will be minimal.

AB06-062 Self-Contained Breathing Apparatus and Breathing Air Center Bids:

The City of Milton Fire Department was awarded a Federal Fire Act grant to purchase new Self-Contained Breathing Apparatus (SCBAs) and a Breathing Air Center. Chief Jaques supplied the council with a brief description of the grant. The Fire Department organized two committees to develop bid specifications for the equipment. The bid process was advertised in the Tacoma Weekly and will open Friday, May 12, 2006 at 5:00 P.M. Chief Jaques is hoping to bring a recommendation for the council to consider at the regular scheduled council meeting on May 15, 2006.

PUBLIC HEARING (continued)

Mayor Asay reconvened the Public Hearing at 8:30 P.M.

Senior Planner Hardin questioned the changes stated by Ms. Larson. He also commented on Mr. Van Doenhoff's statement. The SEPA determination has already been made for the sight plan. Essentially, the studies have been decided upon by the Planning Commission and by staff. As far as the wetland is concerned, Mr. Van Doenhoff testified that it was 80 feet from the property line – that is currently 30 feet more than the buffer and was part of the decision and was taken into consideration.

Ms. Moss proceeded to try and straighten out the confusion concerning the acreage figures.

Mayor Asay opened the floor for further questions and discussion.

Councilmember Whalen made a comment regarding property taxes and fire assistance. Councilmember Beaudry also questioned this issue. He added comments regarding the Mt. View – Edgewood Water Company Intertie and wanted to know how that agreement would tie in with this project.

Senior Planner Hardin explained that those factors were originally considered in the NDNS. He told council that the \$30,000 is an offset for the lack of property taxes generated by the first 5 phases.

The Public Hearing was closed at 9:47 P.M.

Ridge Location, Phase 4B: Councilmember Whalen had no reservations.

Councilmember Whalen moved that the recommendation of the Planning Commission, concerning the Lloyd's Master Plan Revision, be approved with the revision of limiting Phase C to cottage housing. Councilmember Drotz seconded. Motion carried 5-2.

ADJOURNMENT:

Councilmember Neal moved to adjourn. Councilmember Borek seconded. Motion carried 7-0.

The meeting was adjourned at 10:00 P.M.

Katrina Asay, Mayor

ATTEST:

Katie Daker, Deputy City Clerk