

PLANNING COMMISSION MINUTES
CITY HALL/COUNCIL CHAMBERS
DECEMBER 19, 2000

Members Present: Don Van Etten, Jack Bryant, June Johnson, Steve Massey,
Frank Martin and Karl Shewmaker

STAFF: Gloria Rivera, City Planner

Van Etten called the meeting to order at 7:30 P.M.

Approval of Minutes

Martin moved to approve the minutes of the November 28, 2000 meeting as written.
Bryant seconded. Motion carried.

Oath of Office and Signature Notarized

Karl Shewmaker took the Oath of Office to become a member of the Planning
Commission and Van Etten notarized Shewmaker's signature.

COMMUNICATIONS

None

PUBLIC HEARINGS

Conditional Use Permit #04-00 (Hasselberg):

Hasselberg's were not present. Rivera informed commission that herself and secretary
have tried numerous times to contact the Hasselberg's. They have paid their fees. Rivera
requested that this item be postponed until the applicants can attend the meeting rather
than the commission continuing it time after time.

Bryant motioned that we postpone until the applicants contact the City and can be
scheduled. Shewmaker Seconded. Motion carried.

Conditional Use Permit #06-00 (Teeters):

Rivera reviewed the staff report for Karl Shewmaker and new audience members.
The applicant is Jeff Teeters who wanting to locate a detached dependent relative cottage
(a duplex) in the SF1 zone, pursuant to Sections 17.12.010(B)(5) of the SWMC. The
subject parcel consists of approximately one acre on a partially developed lot in the SF1
zone. Under Section 17.12.010(B)(5) of the SWMC, dependent relative cottages may be

approved as a conditional use. The Code does not distinguish between attached and detached cottages. It is the intent of the applicant that the dependent relative cottage (a duplex) be used as residences for a mother and grandmother. A single-family residence and accessory structures currently occupy the site. The zoning for the subject property and comprehensive plan designation is SF1.

1. How does the proposed use conform with the Comprehensive Plan? (Rivera read the findings)
2. Is the proposed use compatible with the surrounding area; that is, causes no unreasonable adverse impacts. (Rivera read the findings)
3. Is the proposed use will planned in all respects so as to be an asset to the community? (Rivera read the findings)

RECOMMENDATION:

The staff recommends that the requested conditional use for a detached dependent relative cottage (a duplex) be approved, subject to the following condition:

1. That upon completion of the proposed use as a dependent relative cottage, the applicant must apply to the Planning Commission for approval of a clustered residential development.
2. The applicant will be required to enter into a no-protest agreement for future street and sewer improvements on Burrows Lane.
3. The duplex shall have separate water and power connections, unless otherwise specified by P.U.D. and Puget Power.
4. Prior to development, the applicant will be required to make road improvements to Burrows Lane to the East end of the parcel property line.
5. Prior to development, a detailed site plan must be submitted showing structure placement, off-street parking and an emergency vehicle turnaround.
6. Condition of no other traffic from Rowland Rd. (Recommended at meeting)

Rivera, this was continued from the last Planning Commission meeting. At the last meeting several individuals spoke. One was the applicant (Teeters), Maria Cartwright gave letters for the file expressing some concerns regarding the dead end street and the traffic congestion, fire protection and sewer. City received a call from a Kevin McGoffin, who is a resident of 268 Burrows Lane. His concern again was the traffic and the narrowness of the road. He asked that the Planning Commission make it a condition that no other traffic can access the property from Rowland Rd.

The reason it was continued was that the commission sought more information on this project. One question was whether Mr. Teeters owns the property and we verified that he does. Another question was whether or not this had been a private drive at one time. Rivera contacted the street supervisor who did not remember the street ever being opened to Burrows Lane. We also looked at arial photos and they did not show any connection. A letter from the Fire Chief was also requested by the Commission on fire access. Chief Klinger has requested an emergency vehicle turnaround based upon his uniformed fire

codes. Chief Klinger would like the developer to contact him with the plans on the emergency vehicle turnaround.

Van Etten opened the public hearing.

Debbie Crodder - 402 Burrows Ln. She doesn't have a problem with the building. She is just concerned with the traffic. She just came to the meeting to find out what was going on.

Jeff Teeters - (applicant) stated that he doesn't plan on opening up into Gentries duplexes but he does plan on building the duplex for his mother and grandmother. As far as opening the old access it is now the driveway and a shop was built in the corner of the property. Teeters stated he does not intend to open that driveway up and having traffic drive through his yard. Teeters has not met with the Fire Chief yet since the last meeting on the turnaround. The Planning Commission wants to see the layout approved by the Fire Chief. Shewmaker would like to see a detailed-scaled drawing. The closest fire hydrant is at F&S Grade.

Martin motioned to continue till January 23, 2001. Bryant seconded the motion. Motion carried.

Van Etten closed the public hearing.

NEW BUSINESS

None

Meeting adjourned at 8:05 P.M.