

CITY OF TENINO
Planning Commission – Regular Meeting

“Provide for growth, which reflects the broad interest of the community, by supplying informed recommendations to the Council.”

June 18, 2009

Tenino City Hall Council Chambers

- I. **Call to order at 7:00 P.M.** Chair Brodersen called the Regular meeting to order at 7:00 p.m.
 - a. Commissioners Present: John Kiely, Paul Donohue, Jim Lucas and Dan Budsberg and Chair Bret Brodersen. Staff Present: Ron Kemp Development Services Director, Senior Planner Pete Swensson, Assistant Planner Andrew Deffobis of TRPC and Administrative Clerk Joy Katyryniuk
 - b. Commissioner Kiely led the Flag salute.
 - c. **Commissioner Kiely moved to approve the June 18, 2009 Agenda.** Commissioner Budsberg seconded the motion. Motion carried 4-0.
 - d. **Commissioner Donohue moved to approve the May 21, 2009 Regular Meeting Minutes.** Commissioner Kiely seconded the motion. Motion carried 4-0.
 - e. **Commissioner Lucas moved to approve the June 11, 2009 Regular Meeting Minutes.** Commissioner Budsberg seconded the motion. Motion carried 4-0.

2. **Reports:**
 - a. Chair: Chair Brodersen advised commissioners that he has an APA book that if they are interested in borrowing to let him know.

 - b. Parks: Commissioner Budsberg advised that there has been discussion in regards to the Meeker Monument. If the monument was to be moved the Parks Board has asked City Council to ask the Parks Board to be consulted. Commissioner Donohue advised commissioners of the proposed spot the monument could be moved to if it had to be but the thought was that it probably did not have to be moved.

3. **Public Comments:**

No Public Comments at this time.

Public Hearing Park Trail Subdivision 7:15

Call to Order: Chair Brodersen called the meeting to order at 7:15

- a. **Commissioners Present:** John Kiely, Paul Donohue, Jim Lucas and Dan Budsberg and Chair Bret Brodersen. Staff Present: Ron Kemp Development Services Director, Senior Planner Pete Swensson, Assistant Planner Andrew Deffobis of TRPC and Administrative Clerk Joy Katyryniuk

Public Hearing: Park Trail Subdivision

Chair Brodersen opened the Public Hearing on the Park Trail Subdivision.

Assistant Planner Andy Deffobis advised the commission on the details of the subdivision and all comments that had been received by TRPC from the Department of Ecology, Gibbs & Olsen, Tenino Parks Commission Chair, Thurston County Fire District #12 and Olympic Engineering. Mr. Deffobis then went over the next steps will be to complete the public hearing process and what to recommend to the Tenino City Council. Commissioners had no questions at this time. Applicant Bob Bussey reviewed the history of his property and what his application entailed. Commissioners had no questions for staff or the applicant at this time.

Chair Brodersen asked for comments or questions from the public.

Chris Merit of Olympic Engineering representing the applicant wanted to make it clear to the commissioners that they are willing to make any changes to meet requirements in regards to the Fire Marshalls concern, storm water and the sidewalk concerns.

Duane Conger 1380 Park Ave E stated he is going to be a close neighbor and would like to know what type of housing is going in and what is the price range of the housing going to be.

Chair Brodersen asked for comments or questions from the Commissioners.

Commissioner Budsberg asked Mr. Swensson what storm water standards Tenino follows. Mr. Swensson advised we follow Thurston County standards and Thurston County follow the Department of Ecology standards. Commissioner Donohue asked to have item #21 open space clarified. Mr. Deffobis advised that the small piece between 9 & 10 is the proposed “public access” space. The bulk would still remain private open space.

Commissioner Budsberg moved to close the public hearing. Seconded by Commissioner Kiely. Motion carried 5-0.

Adjournment:

Public Hearing adjourned at 7:47.

4. Old Business:

a. Capital Facilities Plan – Chair Brodersen asked if the commission had any discussion. Commissioner Budsberg asked Senior Planner what the difference between design standard and the traffic plan as opposed to the Capital Facilities Plan. Pete Swensson advised that they only connection between the two is price tag that is recommended to council. The Capital Facilities Plan is just a “best guess” dollar figure. To submit at the same time as the city budget would be best.

b. Park Trails Subdivision discussion – Commissioners discussed details as to how the back lots 10 to 18 are accessed. Mr. Deffobis advised there are 20 foot easements. The commission also discussed whether or not they thought the easements were satisfactory for the Fire Department and the additional fire hydrant. Mr. Kemp and Mr. Merit advised that it is satisfactory and they would be willing to put no parking signs. The private open space who would be maintaining it. Mr. Bussey advised his thoughts were to just leave it natural. Commission discussed establishing a home owners association. Commission also wanted to know if the development would match the

character of the surrounding neighborhoods? Mr. Bussey advised that his plan is rambler style housing.

Commissioner Budsberg asked if they could postpone the decision on this matter until they get some questions answered by staff in regards to the storm water issue, the 20 foot easement and the open space issue. Commissioner Donohue would like to get the home owner association issue addressed if there is possibly a simpler way. John O'Callahan of the Thurston County Fire Department requested the extra fire hydrant because the department would not bring the truck to the back lots just the hoses.

Chair Brodersen advised the commission that they have 10 business days from the closing of the public hearing to make a recommendation on a motion. If the commissioners would like to have the staff answer the additional questions they had the commission would have to hold a special session in order to take action. Commission discussed the options they had with Mr. Swensson, Mr. Deffobis and Mr. Kemp.

Chair Brodersen asked the applicant if he would be willing to allow the Commission to delay the decision until the next scheduled meeting. Mr. Bussey advised that since he is willing to make any and all changes that the commission recommendations that he would like a decision made today.

Commissioners further discussed how to address their concerns in the motion.

Commissioner Donohue moved to accept the proposal with the condition that the items 1 through 21 in the engineer's response included in our recommendations that item number 4 be amended to require an additional fire hydrant be installed. Item number 12 require that the construction plans depict the proposed locations etc. Item 21 requires that the open space tract be managed by a homeowners association. Seconded by Commissioner Kiely. Motion carried 3-2.

- c. Title 18.B.30.100 – Mr. Kemp went over the current landscaping requirements. Mr. Kemp advised that he would like to see it changed form a Type 1 vegetative barrier not a Type 4. July 18th is the scheduled public hearing the commission will have the exact code changes at the next work session.

5. **New Business**

6. **Announcements**

The next Planning Commission Work Session will be on July 9, 2009.

The next Planning Commission Regular Meeting will be on July 16, 2009 with a Public Hearing on Title 18.B.30.100 at 7:15.

7. **Adjourn**

Hearing no further business Chair Brodersen adjourned the regular meeting at 9:07p.m.

Joy Katyryniuk, Administrative Clerk

ATTEST:

Bret Brodersen, Planning Commission Chair