

# **City of McCleary Planning Commission Meeting**

**December 16, 2008**

The meeting was called to order at 5:45 pm by Chair Jeff Catterlin. Members present: Evert Challstedt, Ben Ator, Nancy Koeppen and Paul Custis. Staff: Busse Nutley, City Administrator; and Todd Baun, Public Facilities Manager.

The minutes from the November 18, 2008 meeting were approved.

There were no comments from the public on non-agenda items.

Long-time member Challstedt announced that he had submitted his resignation to the Mayor, effective January 31, 2009, or when a new member could be found. He said that he had enjoyed his service but that it was time for someone new to take on the job. Members expressed their gratitude for his service, and wished him well.

At 6:00 pm, the scheduled public hearing for a comprehensive plan and zone change proposed by M & M Harbor Properties, LLC, was opened. Administrator Nutley outlined the proposal and highlighted issues discussed in the staff report. She said that the staff, after looking at all the issues, had recommended approval of the plan change from single family residential to multifamily residential and approval of the zone change from highway commercial (C-3) to multifamily residential (R-2).

Monte Hicks, representing M & M Harbor Properties, provided additional information about why the owner had changed from proposing warehousing as a commercial use, to wanting the plan and zone change. He said that the information about the wetland had convinced the owner that the wetland was a valuable asset that should be preserved. He said that the multifamily proposal would both preserve the wetland and also provide an economic use for the property. He said that the natural vegetation already on site would provide visual and acoustic barriers to freeway traffic. He also said they planned to provide additional landscaping along the eastern property line to shield the use from the neighbors.

Tina Golder and Tamara White asked a number of questions about the proposal and expressed concern about traffic, specifically that the existing intersection would be adversely affected. In addition, Ms. Golder was concerned about the target population for the development.

Mr. Hicks indicated that the proposed development was not for low-income, and would be similar to a project recently completed in Montesano. Ms. Nutley said that the intersection would be undergoing a change when the Cedar Heights subdivision was sold to a new developer. The new 2<sup>nd</sup> Street is currently closed off because it would not

function as envisioned by the engineer when the plans were approved. The current thinking is that the intersection will be changed to a four-way stop, and sight distance issues for south-bound traffic on 2<sup>nd</sup> Street would be improved within the City's right-of-way.

The public hearing was closed at 6:45 and the Commission discussed all aspects of the proposed plan and zone changes. Mr. Challstedt recalled the effort in 2006 to zone the properties along Mox Chehalis Road as C-3. He said that they had not looked at the details of each property, such as the existence of the wetland and what the ramifications of it actually are.

Most of the discussion concerned traffic and what use would provide the least traffic impacts to both the intersection of McCleary Road and Mox Chehalis Road and to neighboring properties. Commissioners agreed that commercial traffic with trucks and the possibility of 24 hour uses would result in a greater impact than would multifamily. There was a short discussion about possible use as single family, citing the location as being too close to the highway to be a good site for that use.

Ms. Nutley said that the specifics of the proposal would be thoroughly reviewed when a site plan application was presented to the staff. She indicated that the only issue before the Commission was the general use allowed by the plan and zoning ordinance.

A letter from Teri Franklin, who opposed the proposal, was read into the record by Chair Catterlin.

It was moved by Mr. Challstedt and seconded by Mr. Ator to recommend to the City Council to approve the comprehensive land use plan change from single family to multifamily residential, and to approve the zone change from highway commercial (C-3) to multifamily residential (R-2). The motion was approved unanimously.

The next meeting is scheduled for January 20, 2008 at 5:30 pm in the Council Chambers.

The meeting was adjourned at 7:05 pm.