

City of McCleary
Planning Commission Meeting
October 21, 2008

The meeting was called to order at 5:30 pm by Chair Jeff Catterlin. Members present: Ben Ator, Evert Challstedt and Paul Custis. Staff: Busse Nutley, City Administrator; Todd Baun, Public Facilities Manager; and Jon Hinton, City Engineer, of Gray & Osborne.

The minutes from the June 17, 2008 meeting were approved.

An application for a comprehensive plan amendment and rezone from commercial to multi-family residential was received from M & M Harbor Properties, LLC for a parcel located on the southeast corner of the intersection of McCleary Road and Mox-Chehalis Road.

The Commission set a public hearing on Tuesday, November 18, 2008 at 6:00 pm in the Council Chambers.

City Engineer Jon Hinton provided information about the status of various park, street and sidewalk projects.

Administrator Nutley told the Commission that recent infill development projects had caused the City Council to raise the issue of how sidewalks should be provided. As a consequence, the Council was asking the Commission to look into the issue and provide assistance to the Council.

Mr. Hinton provided information he had developed for a possible standard for infill sidewalks. It consists of a standard sidewalk, but instead of curb and gutter, a rain garden swale, gravel shoulder and no half-width street improvement.

The Commission discussed various aspects of the proposal, such as adequate room for on-street parking, and concluded that the staff and City Engineer should prepare an inventory of existing sidewalks, street widths, rights-of-way and street classifications. This information could then guide the staff and the Commission toward policies that will be based upon existing conditions. Members of the Commission indicated that the City should find ways that will provide a balance between encouraging infill and increasing stormwater recharge to the aquifer.

Ms. Nutley asked the Commission to also consider an item not on the agenda. Public Facilities Manager Baun described problems the City is having with the design of sidewalks along Simpson Avenue.

Several properties have multiple accesses, and the City's policy, although unwritten, is to only allow one. Ms. Nutley said that the City Attorney would need to determine what the City could or could not do with existing accesses; however, clarification certainly is

needed for what policy the City should enforce. The Commission agreed with Mr. Hinton that the policy should take into consideration the classification of the streets, traffic and sight distance issues. It was decided that the access issue could be included in the sidewalk study.

The next meeting is scheduled for November 18, 2008 at 5:30 pm in the Council Chambers.

The meeting was adjourned at 6:45 pm.