

June 13, 2016
STEILACOOM PLANNING COMMISSION MINUTES

CALL TO ORDER:

Chair Cable called the regular meeting of the Steilacoom Planning Commission to order at 6:30 p.m. in the Town Hall.

ROLL CALL:

Chair Cable, Vice Chair Braddock, Mr. Boyle, Mr. Hilleary, Mr. Jacobs, Mr. Miner and Mr. Mroczek were present. **Mayor Ron Lucas** and Planner Fortner were present.

Approval of Minutes
May 9, 2016

The minutes of May 9, 2016 were approved.

Public Comment
Non-agenda items

Mayor Lucas addressed the Commission on several issues. He indicated that he had listened to the recording of the last Commission meeting, and had spoken with Mr. Fortner about communication with the public and volunteers. He reminded the Commission that nothing goes to the Town Council without his approval, and that there is no requirement for staff to live in town. He said that he will be providing dates for a joint meeting between the Commission and Council. The resolutions passed by the Commission will be taken up during the budget process. He felt that the Pierce Conservation District could perform the same functions as the safe salmon group, without the cost. The carbon neutral idea needed to be discussed. In response to a question from **Ms Braddock**, he said the civil enforcement ordinance should be on the Council's July 5 agenda. **Chair Cable** thanked the Mayor for coming.

Public Hearing
Agenda Bill 246
Adoption of 2015
IBC and IFC

Chair Cable opened the hearing. Mr. Fortner gave the staff report. Every three years, the State Building Code Council adopts new building and fire codes, and the MRSC recommends that local jurisdictions adopt the new codes to facilitate local enforcement. These ordinances would adopt the 2015 International Building, Fire and related codes as the codes effective in Steilacoom.

Motion
(7-0)

Mr. Jacobs moved and **Mr. Boyle** seconded a motion to recommend that the Town Council adopt the proposed amendments to the building and fire codes. Motion passed unanimously.

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Public Hearing

Agenda Bill 247
Adoption of Deferral
System for Impact
Fees

Chair Cable opened the hearing. Mr. Fortner gave the staff report. The Legislature requires that the Town adopt a system to allow deferral of impact fees. The proposed ordinance would adopt a process to allow a builder to defer paying the school impact fee until final inspection. **Ms Braddock** questioned the \$100 administration fee, she felt it was too high. **Mr. Jacobs** wanted more information on how the school impact fee was set, and what other jurisdictions within the school district are collecting. **Chair Cable** set the matter over to the July meeting to allow staff to provide more information.

Old Business

Temporary Uses and
Structures

Mr. Fortner went over the changes made since the last meeting. The Commission discussed new language banning cargo containers from residential areas. Language preventing the rental of cargo containers to users other than the business owners in the commercial and industrial zones was also discussed. **Ms Braddock** said the ordinance should provide for the registration of all PODS and cargo containers, along with ordinance language allowing subsequent inspection and an inspection fee. **Mr. Jacobs** felt the Town should have a list of cargo containers currently in the residential zones. He also wanted to know how a mobile home being used for storage would be treated.

Wireless
Communication
Revisions

Mr. Fortner went over the changes made to the ordinance since the Commission last looked at this matter. New federal regulations on timing of the issuance of permits and co-location rules have been integrated into the ordinance. Under this proposal, all towers would be required to obtain a conditional use permit from the Town Council, new base station wireless communication facilities would be approved by the Town Administrator following public notice, and co-location, removal and replacement of antennas would be approved without public notice. Several changes to the definitions were made, with new language incorporating the Federal regulations added and terms no longer used deleted.

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Reports

Chair Cable reviewed the work plan for the Commission. She felt the wireless communication ordinance was ready for a public hearing in July, and that the temporary uses ordinance should receive further review before a hearing.

Adjournment

The Commission adjourned at 7:35 PM.


Chair Susan Cable

7-11-16


Planner Doug Fortner