

**Sultan Planning Commission
Regular Meeting
December 7, 2004**

The meeting was called to order by Chairperson Green

Present: Commissioners George, Fallgatter, Dalmasso, Green, Kirkman, and Botting.

CHANGES TO THE AGENDA:

PUBLIC COMMENT:

COMMITTEE AND STAFF REPORTS:

CONSENT AGENDA:

The minutes from the November 16, 2004 meeting were approved on a motion by Commissioner Dalmasso. Motion seconded by Commissioner Kirkman. All ayes, motion carried.

DISCUSSION ITEMS

Planning Commission Meeting Scheduled for December 21, 2004

City Planner Cisar inquired if the Commission wished to cancel the meeting of December 21, 2004 due to the holiday and lack of agenda items.

ACTION ITEMS

Planning Commission Meeting Scheduled for December 21, 2004

Commissioner Dalmasso moved to cancel the meeting of December 21, 2004. Motion seconded by Commissioner George. All ayes, motion carried.

**Continued Public Hearing
Engineering Standards**

Commissioner Kirkman moved to bring the Public Hearing back to the table. Motion seconded by Commissioner George. All ayes, motion carried.

Commissioner Dalmasso moved to close the Public Hearing due to the lack of public participation. Motion seconded by Commissioner George. All ayes, motion carried.

Engineering Standards

Commissioner Kirkman had the following comments and recommendations

W2-2 Is there is an address available at the time of application? City Planner Cisar advised that an address is created anticipating additional addresses for future development.

W3-4 Fire Hydrant Standards. Asked if they existed previous to this document. Public Works Director Dunn confirmed they did.

W5-7 Requiring 35mm only. Public Works Director Dunn noted that she will add "Can be digitally submitted".

3.1 Population Density. Commissioner Kirkman asked the source of the data. Ms. Dunn explained it is criteria listed in the Department of Ecology Green Book.

S3-1 - I&I Limitations. Ms. Dunn explained this is standard language for the industry.

Commissioner Fallgatter asked if that language could be tightened up to avoid some of the existing I&I problems? Ms. Dunn explained it already includes flow and I&I, further explaining that the requirements on manholes have been tightened up with wrapping, vacuum testing, and shrink wrapping.

S5-14 One Year Warranty. Ms. Dunn will change it to reflect a two year warranty.

S6-03 Requirement of a B&O License. Commissioner Kirkman asked if that is standard? Ms. Dunn confirmed it is for side sewer contractors.

End of Commissioner Kirkman' s comments

Commissioner George had the following comments and recommendations:

Backflow Prevention Devices: Passed out an article from the 1993 Professional Safety Catalog, noting that these devises should not be used on firewall systems. *Article is attached to the minutes.

NFPA 24 Standard for Installation of Private Fire Service Mains and Their Pertinences is also attached to these minutes. Ms. Dunn explained that the requirements on backflows come out of the State of Washington WAC Codes.

End of Commissioner George's comments

Commissioner Fallgatter had the following comments and recommendations:

She still intends to meet with Public Works Director Dunn and discuss cross connection information.

W4-6 Copper Service Pipe - 2" or less. Ms. Dunn explained that the City requires it be copper if the line to the meter is 2" or less.

W5-9 Trench Backfill and Compaction. Ms. Dunn explained the standards were taken from the ASTM and WSDOT Manual.

S2-4 #18 Surface Restoration. Does that vary? Ms. Dunn explained that when a street cut is made, a Right of Way Permit is required which requires repair of the street.

On that same page, Commissioner Dalmasso enquired about the 10' minimum separation required of the contractor. Ms. Dunn said that is a minimum and if they're replacing existing, it must be replaced with a 10' separation.

S3-9 Grease Interceptors. Includes dishwashers. Commissioner Fallgatter commented that dishwashers should not be included because they heat the water to 180* and at that temperature the interceptors don't work because the grease doesn't solidify.

Does the City require asbuilts? Ms. Dunn will check.

W3-8 Backflow Prevention assembly on sprinklers placed as close to the main as possible. Ms. Dunn explained that some buildings have vaults containing the assembly outside, however it doesn't prevent them from being inside the building. She will nevertheless check the Uniform Building Code to make sure.

End of Commissioner Fallgatter's comments

Commissioner Kirkman asked if the response to Barklays North sent to them. Ms. Dunn responded "yes". She will also send them comments from this meeting as well.

City Planner Cisar asked if the Planning Commission is comfortable passing these standards with changes on to the Council. Also, the Council will hold another Public Hearing.

Commissioner Dalmasso moved to pass the Engineering Standards with comments and suggestions to Council. Motion seconded by Commissioner Botting. All ayes, motion carried.

PUBLIC COMMENT

Mark Fallgatter 13231 Trout Farm Road, Sultan, commented on how valuable asbuilts are, to avoid finding unexpected items in the ground. He also showed the Planning Commission some changes made in the Uniform Plumbing Code.

Mr. Fallgatter also said the City doesn't have the option of removal of backflow devices from sprinkler systems. Fire sprinkler systems with a remote outlet will be approved in the near future.

Mr. Fallgatter asked Public Works Director Dunn if the City performs smoke tests in the lines. Ms. Dunn replied, "Yes, and they have resulted in identification of I & I problems." She also said because it was so successful, the City will do it again.

PLANNING COMMISSIONER COMMENTS

Commissioner George told the Commissioners that the article he submitted earlier in the evening was almost 12 years old, and it appears that technology and installation techniques have caught up with the problem.

Commissioner Kirkman thanked Public Works Director for the work she put into this project and allowing the Commission the additional time for review.

Commissioner Dalmasso also thanked Ms. Dunn for all the hard work she did on the Engineering Standards. He also said that he's been thinking about the Planning Commission as a unit, making recommendations to the City Council. Commissioner Dalmasso went on to say that he heard the City Attorney said a Planning Commission isn't necessary, and it can cause delays that aren't necessary.

Commissioner Fallgatter commented that the Planning Commission is necessary. She then asked about the foul smell behind the Ixtapa building. Ms. Dunn explained the City has determined there is a dry P trap in the building, and it is not on City property.

Commissioner Fallgatter also asked if there is a standard in place for grease interceptors? Ms. Dunn confirmed there is.

Commissioner Fallgatter then commented that it was not cost effective for her to purchase a City Business License for her business as a Backflow Assembly Tester, and suggested the City reduce the cost of a Business License when companies don't make that much money.

Commissioner Green commented that he's glad to be back, and thanked Public Works Director Dunn for all her input and work on the Engineering Standards.

AGENDA ITEMS FOR NEXT MEETING

Meeting Date: January 4, 2005

Presentations

Discussion:

Planning Commission relevance

Work schedule for the year/code scrubs

Action:

Election of Chairperson

Commissioner Dalmasso moved to adjourn the meeting at 7:55 PM. Motion seconded by Commissioner George. All ayes, motion carried.

Tom Green - Chairperson

Donna Murphy – Secretary