

Frederickson Advisory Commission (FAC)
Meeting Minutes
June 24, 2019 – 7:00 p.m.

Minutes of the Frederickson Advisory Commission (FAC) are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Fred Herber
Marianne Rojas
Dean Absher
Michael Christianson
Terry Dennis
Matthew Newell

MEMBERS ABSENT:

Meeting called to order at 7:03 PM.

Robert Rodriguez, *Comcor Construction, 20011 70th Ave*, thanked the Commission for listening to community concerns and comments. They are trying to provide an opportunity for improvement and more infrastructure. They know the community does not want apartments, but they are open to ideas; perhaps duplexes. This is private money pulled together from investors. They may not live in this community, but they are constituents of Washington State and truly are concerned about this community. They ask the Commission to reconsider and allow them the zone change needed to build multifamily. They are conducting studies and are happy to provide that information to anyone interested.

Shawn Manley, *170th and 78th Ave*, owned property for many years. Waiting for 78th to be punched through. Would like to include these parcels in the NCOR zoning. We would love to see the land developed into something that fits with the community plan.

Carol Babbeth, *138th and 63rd*, used to be one house per acre. Husband and she both served on the FAC previously. They are concerned about traffic, schools, and the creek. Does not want to see 4-6 houses per acre. There are no sidewalks. Lots of flooding in the area. Does not want RR to MSF.

Pam Larsen, *4907 Military*, 40-year resident. Not opposed to managed growth and services for the community. Zoning seems inconsistent and is confusing. She is currently MSF, but directly across from her would be up to 15 units per acre. What about the health of the creek? Several parts of the plan have been overlooked – safety, traffic, lack of services (other than fast food), sidewalks, bike lanes are narrow and unmarked. There are no transportation alternatives in the plan. Need a bus transit center/light rail. Too many large trucks. Would like to see a lot of the plan scrapped and go back to the drawing board.

Desiree Kennedy, *6411 197th*, read the updates including centers and corridors. Feels strongly that a town center along Canyon is a poor choice. Does not like the high-density multifamily housing. Concerns about livability and infrastructure. Adding several thousand more apartment buildings will only add to the problems. Can't imagine being able to enjoy retail in that area, since you already can't get through the traffic. Proposed to punch 70th through to Woodland – when would that happen? Already can't turn left out of her development. This would cause a lower than acceptable livability standard.

Marianne Lincoln, 24204 119th Ave Ct E, Graham, handed out a map she created and called it a “splat” map. Roads in blue all terminate and require you to turn left or right. Green roads go all the way through Frederickson. Infrastructure is an issue. We need more arterials.

Yolanda Markle, *no address provided*, infrastructure must be done before development. It should be done by the contractors who are building. Children cannot walk to school or ride their bikes because there are no sidewalks. There are no sewers. We are murdering our water. The cart before the horse is not okay. We do need to make progress, but things need to be in place prior to the building. Please pay attention. Build where it’s safe.

John Peluso, 7115 205th St, been here 20 years. Likes this forum. Infrastructure is needed. As well as sidewalks, roads, schools, police. There is a floodplain in the area that Mr. Rodriguez was talking about. 204th is getting faster and faster as cars go downhill. Schools are overcrowded. Let’s develop the corridors first, then talk about the more rural areas.

Paul Hart, 18308 132nd Ct E, Canyon and Waller were supposed to hook up to main highways/roadways, but they aren’t. Huge trucks can’t get out of the area. Road across Cross Base Hwy never got completed. The roads can’t handle all the people out here and those coming. These roads need to get punched through before any more development. Take a step back and look at where your kids are going to go and live.

Charlotte Travino, 20312 53rd Ave E, moved from 224th recently. At 204th and Canyon her 19-year old daughter was almost hit by a semi while trying to leave the driveway. Was told by county engineer that if they were engineering this area now, they wouldn’t put the road where it is. Infrastructure needs to come before the development. Used to work for Bethel SD and they are overcrowded. Safety is a huge concern. There are so many accidents.

John Marshall, 7208 205th, is a 50-year resident. If you approve instead of deny, you drove the knife into Frederickson. The plan as presented with no max density or setbacks is not good. The roads will need to be widened so setbacks are important. An influx of apartments and height up to 85 feet; people will move in for a year and then move out. They won’t be invested in the community. You have to look ahead and deny this. We need infrastructure. Only one road goes north.

Public testimony closed.

COMMISSION DISCUSSION

Frederickson Community Plan:

Motion made (Christianson/Herber) to accept staff recommendations.

Amendments:

Motion made (Newell/Christianson) to require all infrastructure be compliant and put in place prior to other development, parking requirements remain at 2 spots, setbacks remain as they are and eliminate the zero-lot line setback proposal, and eliminate the two-story requirement for commercial stores in Town Center. *Motion passed unanimously.*

Motion made (Rojas/Newell) to cap the maximum height at 65 feet in Town Center.

Motion passed 5-1.

Vote on main motion:

Motion passed unanimously.

Development Regulations:

Motion made (Christianson/Herber) to accept staff recommendations.

Amendments:

Motion made (Absher/Rojas) to require that parking remain at 2 spots, cap the maximum height at 65 feet in Town Center, setbacks in NC and Town Center remain at 25- and 15-feet, eliminate the zero-lot line setback proposal, and eliminate the two-story requirement for commercial stores in Town Center.

Vote:

Motion passed 5-0 with one abstention (Commissioner Dennis).

Comprehensive Plan:

Motion made (Christianson/Newell) to recommend approval of staff recommendations.

Vote:

Motion passed unanimously.

Comment from Commission: Emphasis on concurrency prior to development. Infrastructure is lacking.

Meeting adjourned at 8:48 PM.