

**City of Buckley
Planning Commission Minutes
November 3, 2008**

Chairperson Liebel called the meeting to order at 7:02 PM.

The following members were present: Cindy Maas, Bill Dorn and Kathleen Snellback. Also in attendance was Associate Planner Suraiya Rashid.

Chairperson Liebel recessed the regular meeting to hold the public hearing on the City of Buckley Title 19 Amendment: Recreational Vehicle Parks.

Chairperson Liebel opened the public hearing at 7:03 PM.

Marvin Sundstrom, 881 Sheets Road, Buckley, a well appointed RV park is a major asset to a city. If it is done well, it will bring people into the city. He asked how many of the planning commission members are experienced RV'ers. He is not a veteran but is on his second trailer and is looking at a third one. Pet accommodations are extremely important to people. One acre for an RV park is too small; it should be a minimum of 10 acres. RV parks should not be in town, they should be in the outer reaches of the city. The business model initial investment, the footprint, store and pool, Laundromat, tv room, these are the things that are normally essential. At the successful RV parks he has been to in Montana they also have a mobile home and a storage place for RV's, boats, etc. They also have outdoor covered facilities. In the RV lifestyle you will have a 4-6 month busy season and then you are going to have 6 months fairly quiet, which is why they need the full time residents to keep the income coming in. Regarding the sewer and water hookups, will there be one per site or will you have multiple sites per hookup. If you say they need separate water and sewer hookups it will be very costly when they are not used full time. As he goes through the policy he sees a lot of approvals necessary for a conditional use permit. In his opinion a little too much bureaucracy, why not set the conditions and zoning acceptable in a policy if someone meets these conditions when they apply for the permit the planner can get the necessary approvals from the different departments so it is basically a one stop shopping. Regarding the policy, the SEPA basically says you can put an RV park any place in the city. He thinks we would want to look more at the R-20,000. The commission really needs to look into the permanent residency. The really good run parks have between 70 and 150 sites. Mr. Sundstrom asked if we have ever talked to KOA. He suggested getting a hold of them and ask them for their management structure, they may not be perfect but they have been at this business and successful with it for a long time. Everything should have to go through the Planning Commission. Signage should be part of the permitting process, not something that has to be done separately. One other thing to look at is only allowing for charging of daily rates rather than weekly or monthly rates.

The public hearing was closed at 7:30 PM.

Liebel stated he like the comments about making it attractive and trying to cut down on the bureaucracy but on the other hand how do you put in safeguards to keep what we don't want here. He thinks we may have gone a bit overboard.

Dorn asked if we have anything zoned for mobile homes outside of what is existing. Rashid stated we have regulations for mobile home parks. Dorn stated what Mr. Sundstrom was suggesting is having the RV park within the mobile home park and we don't have any other property zoned for mobile home parks. Rashid stated she believes you can put them in HDR. Maas stated she liked Mr. Sundstrom ideas about larger parcels, one acre is not much.

There was a brief discussion about the language having back in and back out lots being encouraged. Rashid stated she looked at a bunch of different regulations, put this document together and had the planning commission go through it.

Maas asked if each site has to have a sewer. Rashid stated it is a little ambiguous because for the campgrounds you just need to have a dumping site for the RV parks, each RV lot shall be provided with one or more easily accessible sewer disposal outlet. It is kind of vague because does that mean that it is an actual full hook up. There was a question as to whether or not there is a RV parks are listed for commercial sewer hookups to see how many residential equivalent hook ups you would need. Discussion ensued.

Maas stated she would like to think more about Mr. Sundstrom's comments and see the KOA building regulations and then discuss it more at the next meeting.

Rashid stated one thing she would like to comment on with Mr. Sundstroms comments, a lot of them were good ideas but are not really something that should be put in the regulations.

Liebel stated he would like to go through the list and see if everyone agrees on the same thing. The first thing is he thought RV parks were a major asset to the city if it is done well. Maas stated she doesn't know if it would be a major asset because she doesn't know how many people would actually come here. The second issue is pet accommodations are extremely important. Liebel stated he is not sure we should regulate that, if you are going to have a decent park, you are going to have a spot for them. The commission felt these should be rules that the owners of the park set. The next issue is that full time and part time employees may live there in their trailer for the season. Liebel stated he thinks Mr. Sundstrom misread what the intentions were. If they did want to have someone live there full time to manage the place, could we make an exception to the rules just for on site management. Dorn feels we should. They also discussed having campgrounds in the R-8000 zone. Rashid suggested the RV parks a minimum of one acre and the campgrounds a minimum of five acres. Maas thinks the larger lots should be for RV parks not campgrounds. Liebel agreed with that.

Liebel suggested that Rashid talk to Administrator Schmidt and let him know that the commission is struggling with the campground issue and that they are thinking

of striking that completely from these regulations because we don't want a tent city in Buckley.

Rashid stated she will summarize some of the discussion from tonight and the members can mull it over and ask any questions. She will talk to KOA and then we can discuss this at the next meeting. Liebel asked what kind of information she will be getting from KOA. Do we want to hear their opinion of how to make it easier to get through the permitting process or how to run a campground? The city is not interested in running a campground. A lot of the things Mr. Sundstrom said the market will bear. Not every campground or RV Park will be the same.

Liebel stated his biggest concern is the campground. Dorn stated when talking to Administrator Schmidt to ask if it is the cities intent to keep the 410 corridor open for light commercial and light industrial only. In all reality if you are going to have something like this, you need to have it on 410.

Maas stated if we have some guidelines from KOA and some answers from Administrator Schmidt and were given those ahead of time then we could come to the meeting with a definite idea.

Rezoning of the "S" District (update):

Rashid stated the public hearing the City Council had was to let everyone know that they were striking the "S" District. There was a recent court decision on a sensitive area that could put all the cities in trouble that are less restrictive on their shoreline areas so Administrator Schmidt wants to give Attorney Olbrechts some time to look at the court decisions and what the courts are doing with this and then he can give more guidance to the City.

Fence Regulations:

Rashid stated she has passed out the fence regulations and she would like to have the commission look at these and we will discuss it in more depth at the next meeting. One thing that Building Official Mundy commented on is he doesn't want to issue fence permits.

The next meeting will be December 1, 2008.

With nothing further the meeting was adjourned at 9:00 PM

Gordon Liebel, Chairperson