

City of Buckley
Planning Commission Minutes
April 6, 2009

Interim-Chairperson Dorn called the meeting to order at 7:02 PM.

The following members were present: McCorkel, Panasiuk, and Maas. Snellback was absent. Also in attendance was Associate Planner Suraiya Rashid.

There were no minutes for approval.

Fence Regulations Update Check

Dorn stated it appears that Planning Director Rashid took care of all the changes that we discussed. **Maas moved to approve the fence regulations. McCorkle seconded the motion and the motion carried.** We will be having a public hearing on this at our next meeting on April 20, 2009. After the public hearing this will be forwarded to the City Council for final approval.

Landscaping Standards

Chapter 19.29

19.29.010 Purpose.

Stays the same.

19.29.020 Definitions.

Stays the same.

19.29.030 Application of chapter.

Dorn had a question about if you had a fire and part of the landscaping burned will the property owner is required to plant the same because the insurance company won't pay for full replacement of that. Is it fair to require the property owner to install this? Rashid stated she would talk to Building Official Mundy about this. Rashid stated

under (2) she feels it should be only for long subdivisions. It was the consensus of the commission to change this.

19.29.040 Objectives.

Dorn stated he has a concern about screening around utility boxes. It shouldn't be within six feet of the doors.

19.29.050 Landscaping plan and submittal.

Rashid stated under submittal requirements for final plans it should say "with the building permit and the site plan". Dorn stated under compliance it states variances may be approved by the board of adjustment but if we don't have a board of adjustment should it just stated designation official. Dorn stated under "Existing Tree Survey" it states an effort shall be made to preserve existing trees on site and incorporate them into overall design. Just because there are trees on site doesn't mean that it is native to this area. Rashid stated that brings up a point that she had an issue with this whole chapter and that is in some parts it is flowery and vague and other sections it is strict. Rashid stated the way she sees it there are two levels of landscaping requirements. Rashid feels having something in the code that they have to have a certified arborist or landscaping professional is very important to have so she will include that somewhere in here. It can be very damaging if it is done wrong. Rashid stated when she brings back the next draft is the commission going to want something in here about preserving existing trees that differentiates between good trees and nuisance/dangerous trees. A large discussion ensued. Dorn stated the way he feels is the city shouldn't expect homeowners to do anything more than what they would do. Rashid asked the commission if they want to promote these ideas, or do you want to remove or keep it in as it is. Rashid stated we do have a list of prohibited trees that was adopted by resolution. Dorn stated he thinks there are two issues here. One thing is commercial and industrial those are sites that have businesses. The other side of the coin is the areas the city is going to have to maintain that the developer is going to bring up to these standards. Rashid stated as she understands it, we don't want people in single family homes take care of a plan they had no part in creating. Rashid stated on Section 19.29.080 make it read that the city is responsible for any trees within its right of way. Discussion ensued. Rashid stated she will draft something that will fit and makes

it stronger and she will bring it back to the commission. Maas asked if we can have the street tree list that has been adopted by resolution. Rashid stated she will get this to the commission.

19.29.060 Design Standards

Rashid stated what the table is supposed to tell you are what type of landscaping could apply to you. The Section that has been there has been a problem with is the Parking Lot Canopy Buffers. She feels this is too restrictive. Sections (a) and (b) are the most restrictive. Dorn asked what Rashid's suggestion is? Maas stated she likes it she likes to see trees in parking lots. Panasuik likes it as well. McCorkle stated he is just the opposite, he thinks a parking lot is for parking cars so why should they need landscaping. Rashid stated she feels it is restrictive but necessary. Think about all the impervious surface that people are adding along with the driving surface, something has to mitigate for that. There needs to be some kind of filter system. Dorn stated they used to have these at the Tacoma Mall but removed them because of the crime. Rashid stated she thought this would be a good place to give them an alternative such as rain gardens and then the applicant could chose. Maas stated she is likes them but doesn't like the ones on the end closest to the store because it seems like everyone walks through them and put the shopping carts in them. McCorkle stated he is going to go look at parking lots. Everyone is going to look around and we will table this until the next meeting. Rashid stated on 5(b), it says where tree branches might interfere with pedestrians or vehicles in the right-of way, trees should have a clear trunk area of seven feet above the ground, she has always heard ten feet above ground. The commission agreed with that. Rashid stated she also thought that section should have something with the spacing of trees, there should be a condition requiring a certain width of planters, that the tree should be appropriate to the planter size. Maas thought that should be put in 19.20.060, you could put see Resolution No. Rashid stated that is a good idea. McCorkle stated it is also under 5 (e) in this section. Dorn stated he has a problem with 5 (f). He stated if someone came to him and told him to prune the trees according the ANSI standards he has no idea what that is. If someone prunes their tree and then the city comes and tells them they butchered the tree so they have to replace it and yet there is no one is the city that is qualified to tell you that. It was decided by the commission to just leave the first sentence and delete the rest.

19.29.070 Installation Standards

Rashid stated she had problem with (4) minimum plant sizes at installation. To her if someone wanted to put in an 18" evergreen tree instead of 6' evergreen tree, she wouldn't care as long as we could hold a performance bond on their trees until they reach that height. Dorn stated you can only hold a bond dormant for so long and then it has to go into a fund, that fund would have activity and then that activity has to be reported to the IRS. It was decided to leave it the way it is.

19.29.080 Maintenance Requirements

We are going to add the language that the city is responsible for all landscaping within its right-of-way.

The next meeting will be April 20, 2009.

With nothing further the meeting was adjourned at 8:25 PM

Bill Dorn, Interim Chairperson