

**City of Buckley
Planning Commission Minutes
September 15, 2008**

Chairperson Liebel called the meeting to order at 7:01 PM.

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

Dorn moved to approve the minutes of the August 4, 2008 commission meeting. Liebel seconded the motion and the motion carried.

Liebel would like to add a couple things into the agenda and that is membership and the other issue is an update on the zoning code approval (Title 19).

Membership:

Liebel stated he read that Dale and Lisa are both gone due to jobs and we also lost Bridget. Liebel stated he knows that Cindy has mentioned several times that she is getting tired and Bill has mentioned that when his wife retires, he wants to travel. Bill stated even if she retires tomorrow, he would probably finish out the year. Kathleen stated she is going to continue. Gordon stated he is getting near the end. He is going to try and stick it out through the end of the year. We need to actively recruit for new members. Dorn stated one idea if the city is looking at getting a hearing examiner over the Board of Adjustments, we could ask them if they would be interested. The ideas that Planning Commission has is to print something on the utility bills, advertise in the paper, talk to the people that actively come to public meetings, talk to the Chamber of Commerce and do personal recruitment. Dorn stated he would like to see one of the volunteer firemen on it. Liebel stated he would like Associate Planner Rashid to pass onto the staff that the commission recognizes that there is a shortage of members now and potentially more.

Update on the zoning code (Title 18 & 19):

Rashid stated Title 18 has been approved. Title 19, the zoning code was passed with amendments that the clustering be added back in and the PUD's removed; townhomes could only be four attached units rather than six attached units and some modifications for front porches in residential zones the setback can be encroached upon by one foot.

Rezoning of the "S" District:

Rashid stated the "S" district is all the sensitive areas. Most of this is owned by the City of Buckley and PSE. It is right by the flume, past the flume in between the flume and the White River. Mr. Olbrechts pointed out the reason we need to change the zoning is because the "S" district pretty much says you can do anything you want as long as you get Council approval. Temporarily, the City

Council rezoned everything in the “S” zone to R-20,000, until the Planning Commission makes a recommendation of what it should be. Liebel asked if they are suggesting a different zone other than the ones we have to choose from. Isn't it a sensitive area that can really be built on anyway, so what is the point? Rashid stated the sensitivity issue is covered now by the critical areas ordinance and shoreline management act. There was a brief discussion about private land owners in this area and how the city can ensure the use for the public if it is private property. There was a question about if the “S” zone had to be completely changed or if there just needs to be stricter regulations written under the “S” zone. Rashid will get that clarification. The reason the Council temporarily changed the zone to R-20,000 is because it is the most restrictive residential zone. Because there was some confusion about who owns the property and if we actually need to rezone the property, Rashid stated she would get more clarification and bring this back to the next meeting.

Park Plan Review:

Rashid stated this document needs to be adopted by the City Council in two forms. As a separate stand alone plan and as an element update to the Comprehensive Plan. The City Council is having their public hearing on it as a stand alone plan on September 23, 2008 to adopt this. Liebel asked where this plan came from. Rashid stated from the Parks and Recreation Council committee. Liebel stated for clarification, there was a sub-committee at one point that was working strictly on the trails which provided some background information to the Council committee. Rashid stated currently the Planning Commission public hearing is tentatively scheduled for the next meeting on October 6, 2008. The Planning Commission has to hold the public hearing because it is an element to the Comprehensive Plan. Liebel stated it gives us time to review it but it doesn't give any time to discuss it, which is probably not what they want anyway. Rashid stated she and Council member Montgomery want to get this through so that when developers start coming in that this park plan is in place. There was a discussion about whether to have the public hearing the first meeting or second meeting in October. Liebel stated he feels we should just have it on the first meeting. Dorn stated he would like to have Council member Montgomery be at the public hearing or someone else on the committee because with the Planning Commission not putting this document together, they don't know the history of anything in it. The commission discussed some of the items that are on the wish list. Rashid stated if you don't have these items on the wish list and then a grant becomes available you cannot apply for them. Liebel suggested we all read through this hold the public hearing on the 6th and then make any recommendations to the Council from our review as well as the public hearing. The commission all agreed to that. Rashid will ask Council member Montgomery to attend the public hearing on October 6, 2008. Rashid stated because this is a Comprehensive Plan amendment, the other part is the adoption of the future land use map. Somewhere along the way, the future land use map has disappeared, but it is actually referenced in the plan. Attorney Olbrechts stated basically the only

thing that can be adopted without a large public process is our current zoning map. So we will be adopting the current zoning map as the future land use map in the interim until the next Comprehensive Plan amendments are done next year.

The next meeting will be October 6, 2008.

With nothing further the meeting was adjourned at 8:30 PM

Gordon Liebel, Chairperson