

**City of Buckley  
Planning Commission Minutes  
October 1, 2007**

Chairperson Cramer called the meeting to order at 7:00 PM.

The following members were present: Bill Dorn, Gordon Liebel, Cindy Maas, Bridgett McNassar and James Montgomery. Dale Clark was absent. Also in attendance were Interim Planning Director Ed Davis and Associate Planner Suraiya Rashid.

Cramer stated she would like to change the agenda to move the introduction of our new Associate Planner to the top of the agenda. **McNassar moved to change the agenda to move the introduction of the Associate Planner to the top of the agenda. Montgomery seconded the motion and the motion carried.**

**Introduction of Suraiya Rashid, Associate Planner:**

Cramer delightfully introduced Suraiya Rashid as our new Associate Planner. Cramer asked Rashid if she could give the Planning Commission some history about herself. Rashid then told the Planning Commission that she graduated from University of Illinois with a BA in Urban and Regional Planning. She also gave some information about some of the experience she's had with Planning.

Dorn moved to approve the minutes of the September 17, 2007 Commission meeting. Liebel seconded the motion and the motion carried.

**Discussion of Tour, Sumner and Pacific Subdivisions and Subdivision Regulations:**

Cramer stated she doesn't know if people have had enough time to digest everything and decided what they liked and what they didn't like and what we may want to incorporate into our regulations. Liebel stated we may just want to work down the list of questions we had for them. His first one was regarding open space. His comment is he likes Sumner's approach; they have some nice amenities in their city. They are not putting a large emphasis on getting more open space from new developers. They are working mainly on utilizing existing open space they have. We don't have a lot of those amenities. We have the trail, the skate park; we want a trail through the subdivision down to the river but don't know how to get that into our regulations. Davis stated we need to adopt the trail plan. Liebel stated we need to give some thought to and consider having a sports complex and a large park for smaller kids but he would like to stay away from pocket parks. We have struggled with having one big regional park. He thinks we should concentrate on the trail and one other larger area. Discussion ensued. There was a brief discussion by the commission about the potential trail plan and how that will work as to whether or not the city will require existing homeowners to dedicate their property for the trail. Montgomery stated it would only be for

new undeveloped property. Liebel stated what his real question is we have talked a lot about requiring open space so what are we going to do with it. If we make that requirement, which is a pretty tough thing for developers, because we have even talked about reducing lot sizes to get open space, but what are we going to do with it. Davis stated you need to get the land, and not necessarily have the developers develop the parks, but at least get the land. Cramer stated one thing she found interesting was the alleys in the new developments. She felt they were very small to be able to pull into the garages. Davis stated in the next couple years as people fill up their garages that are off the back in the alley and then can't park their cars in them there is not enough room in the driveway so where will they park their cars. There won't be any place for them to park. Cramer stated one of the things she like when we were going through the Industrial part of Sumner, the way the storm water detention is. Davis stated most of that storm water detention is from the storm water coming off the streets. Behind the buildings, there are still the large ponds. Cramer really liked the look of that. Davis stated it is very high maintenance. Liebel asked where something like that would apply to us. Would it be down Highway #410? Davis stated the tracts on Highway #410 are very small. Cramer stated one thing she would like to see in Buckley that Sumner did have is a mix of some multi-family with single family. Davis stated you can write in the code for instance duplexes would only be allowed on corner lots. Cramer stated we definitely need to spell it out to limit it. Montgomery stated you can do a certain percentage. Maas stated one thing she liked was only 15 feet setback on the corners. Montgomery stated it was actually only 10 feet. Liebel stated he didn't see a lot that he liked. He thought the lots were ridiculously small and they didn't get a lot for it. They got what seems to be important to them which are density and pretty decent aesthetics. All of those aesthetics cost money and completely do away with affordability.

There was a discussion by the commission that they are frustrated and don't feel like they are moving forward on the Subdivision regulations. Davis stated when he first started working with the Planning Commission and the subdivision regulations, the information you want shouldn't be in the subdivision regulations, they should be in the zoning code. Cramer stated her expectation is that the staff directs the regulations and then bring it back to the planning commission and then they can review it. Davis stated he hasn't heard any consensus, he has heard a lot of going back and forth and maybes. Montgomery stated part of the problem is they have been under the impression that all the information they have been discussion would go into the subdivision regulations and now they are told that it doesn't which is fine. But all the information is connected. It is really hard to talk about one issue without talking about the big picture. Everyone has in their minds what the big picture will be but they somehow need to get it on paper. Liebel stated he really doesn't care where it goes but we need to get something concrete. Davis stated if you want staff to write something in the code, the planning commission needs to make motions to direct staff what to write. Montgomery stated he has never been under the impression that Davis was waiting for someone

to make a motion to act. The way it has always been done in the past is discussion takes place and then the staff takes the information and puts it into a document and brings it back for review. Davis stated that is not the way normal planning commission's work. Davis stated what the staff wants from the planning commission is where do you want to go, what to you want to achieve. There are some very nice goals and policies in the Comprehensive Plan now let's implement them.

**Maas moved to have no PRD's we spell out everything in the subdivision regulations. Dorn seconded the motion.** Montgomery stated he feels very comfortable that we can get to where we want without PRD's. He feels like the subdivision regulations we have developed don't mean anything, it is not anything the public expressed they wanted during public hearings. Davis stated where you get the implementation of the subdivision regulations is in the zoning code. Cramer stated that has been the obstacle to the planning commission moving forward in this whole process. We have a motion on the table and get ready to do something and then we are told it doesn't go in the subdivision regulations it goes in the zoning code. At this point the commission does not want to get stuck on where it goes in the code, staff can decide that. Discussion ensued. **The motion then carried.** It was decided on by the commission that at the next meeting, the commission will go over individual goals and write down thoughts for each goal. This is not going to be a discussion meeting, we are just going to brainstorm and write thoughts down and then go back and vote on the thoughts so we can give the information to staff so they can include it in whatever section of the code it needs to be added in.

The goals that will be discussed at the next meeting will be: Affordability/Range of Housing Prices, Variety of Housing Types, Flexible Lots Sizes and Design Standards.

**Zoning Issue per Administrator Schmidt:**

Davis stated he e-mailed everyone the response from the City Attorney. Cramer stated she would like everyone to review this.

The next meeting will be October 8, 2007 at 7:00 PM.

With nothing further the meeting was adjourned at 9:14 PM

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Lisa Cramer, Chairperson