

**City of Buckley
Planning Commission Minutes
October 15, 2007**

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

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

Liebel moved to approve the minutes of the October 1, 2007 commission meeting. Clark seconded the motion and the motion carried.

Cramer stated she had a couple additions to the October 8th minutes. Variety needs to be added to the title for the goal of Flexible Lot Sizes. Also under Design Standards, we need to add “protection of view corridors” and “varied setbacks”. Liebel moved to approve the minutes of the October 8, 2007 commission meeting as amended. Clark seconded the motion and the motion carried.

Cramer stated we need to slightly change the agenda; Cindy Maas would like to approach the Planning Commission regarding a zone use interpretation. Montgomery moved to change agenda to put announcement/new businesses at the front of the agenda. Liebel seconded the motion and the motion carried.

New Business/Announcements:

Maas approached the Planning Commission. She and her husband are looking at putting up a barn on their property to hold weddings. She talked to Administrator Schmidt and he suggested that she talk to the Planning Commission for an interpretation because there is no where in our code that allows for assemblies. The only thing that comes close is in the R-6000 zone that allows churches. Maas also talked to Ed Davis and Suraiya Rashid this afternoon and the only thing that comes close is a church in the R-6000 zone. Suraiya looked up the definition of church and the definition is “a place where people regularly meet for religious purposes”. Maas is considering building a church. They have 10 acres so the parking will not be an issue. There will be a kitchen in it but that will mainly be a warming oven for the caterer to bring in food. They are planning on putting it on the north of their property. Montgomery asked what size of a building we are talking about. Maas stated she didn’t know but was looking at something that would hold 500 people. The Planning Commission did discuss this briefly and decided that they need more information from staff regarding the definition of churches because they don’t feel what she wants actually fits under a church.

Davis stated he talked to CTED about getting the Planning Short Course to come to Buckley. They are looking at possible two weeks before Thanksgiving or a week or so after Thanksgiving. Cramer asked to keep the Planning Commission informed as to when the date gets firmed up.

Writing details for Goals 2-6:

Small Town Character:

- Traffic calming devices (speed bumps, round about, etc.)
- Traditional neighborhood design or traditional neighborhood development pattern
 - House size proportionate to lot size
 - Alleys
 - Fences
 - Porches (front)
- Safe routes/trail plan
 - Pedestrian friendly
 - Appreciation of natural features
- Parks/Public open spaces
- Promote strong local economy
 - Variable lot sizes
 - Range of housing prices
 - Variety of housing types

Quality of Life

- Strong local economy
- Connectivity
- Pedestrian friendly
- Parks/open space/trails & safe routes
 - Green belt
- Balance
- View corridors
- Natural drainage corridors/ponds
- Sustainability
 - Low impact development
- Clean air
- % green building (LEED, Energy*, etc.)

Connectivity:

- Pedestrian friendly neighborhood design
- Safe routes and trails to all schools
 - Parks, business districts
- Contiguous open spaces
 - Trails
 - Parks
 - Stormwater
 - Sensitive Areas
- Safe multi-modal access
- Increase public transit options
- No isolation of neighborhoods
- Discourage cul-de-sacs

Anticipate and mitigate traffic impacts
Connectivity

Pedestrian Friendly:

Pleasant, interesting pedestrian environment
Safe Routes/trails
 Schools
 Parks
 Business
Sidewalks
 Wider standards?
 Both sides?
 One side/bike lane on other
Safer pedestrian crossing of Highway #410
Safe multi-modal access

Open Space:

Active %
Passive %
Stormwater conveyance as part of open space plan
Sensitive areas
Landscaping standards
Utilize tree list
Promote view corridors
Formula
Level of service

The next meeting will be October 22, 2007 at 7:00 PM.

With nothing further the meeting was adjourned at 9:03 PM

Lisa Cramer, Chairperson