

**City of Buckley
Planning Commission Minutes
October 22, 2007**

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

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

Cramer stated in the fourth paragraph, we need to add October 8th in the first sentence to read “additions to the October 8th minutes”. Montgomery moved to approve the minutes of the October 15, 2007 commission meeting as amended. Liebel seconded the motion and the motion carried.

Revision to BMC – Definitions of Building Height Measurements:

Building Official Mundy presented to the Planning Commission a possible change to the verbiage of the code for building height measurements. He did a visual drawing on what kind of problems there may be with Elk Heights due to the slopes up there. There were a few different drawings shown to explain the situation that the City is trying to solve. Maas asked if this is something that we are changing just for the Elk Heights development or is this something for betterment of the city. Building Official Mundy stated a little of both. Building Official Mundy stated the main thing the city is looking at is getting a definition that makes sense and is easier to work with.

Highlight main objectives/detail/ideas from each goal:

The Planning Commission went through the lists from all the goals and highlighted the most important. Davis stated he doesn't think you need to pick out what the most important from each is but rather pick which ones we actually want in the code. The Planning Commission came up with the following as the most important.

Affordability/Range of Housing Prices:

Variety of Housing Types

% of Green Built – Structure/Land

Lot size variety

**Structure City Fees for varied housing types

Flexible Lot Sizes:

Clustering of Residential variety of lot sizes

Minimum size of lots in different densities

Design Standards:

Location of duplexes or multiple housing

Revisit floor area ratio under current code
Require Variety of House Plans – Do not permit same house plan/elevation adjacent to one another
% of Front porches – setback
Varied setbacks
Consistent fencing
Preserve view corridors

Variety of Housing Types:

% of ramblers and other housing types
% of duplexes/location consideration
Design standards – contribute to housing types
Permit % of coverage for ramblers for smaller lots

Preservation of Small Town Character:

Safe Routes/Trail Plan
Parks/Public Open Spaces

Pedestrian Friendly:

Pleasant interesting pedestrian environment
Safe Routes/Trails
Sidewalks
Safer pedestrian crossing of Highway #410
Safe Multi-modal access

Connectivity:

Pedestrian friendly neighborhood design
Safe routes and trails to all schools
Contiguous open spaces
Safe multi-modal access
Increase public transit options
No isolation of neighborhoods
Discourage cul-de-sacs
**Anticipate and mitigate traffic impacts

Quality of Life:

Connectivity
Pedestrian Friendly
View Corridors
Parks/Open Space/Trail and safe routes

Open Space:

Cramer stated due to the time, we will discuss this at the next meeting. Please be prepared for this because this will probably be the most discussed goal. Cramer did find the flip chart and showed the commission the information that was used

when Dan was here and we were talking about open space. The information was as follows:

Active Space Tier System

Lowest Level – lightly or unpaved path with little or no access to developed amenities with connections.

Between lowest and medium level – Gateways

Medium Level – walking, biking, benches, high visibility, adjacencies, connectivity, and a higher level organized activity.

Between medium and high – improved trail i.e. Buckley Loop Trail and dedicated improved open space.

High Level – playground equipment, picnic tables, BBQ, horseshoes, automobile access, parking, restroom facilities, ball fields, shelters and the highest level of organized activity.

Review permitted uses and zoning information on land use proposal:

Cramer stated at the last meeting we had a proposal from a citizen who was looking at putting a church on their property. It is a permitted use in the R-6000 zone and that is all the Planning Commission needs to review. As far as any other conditions, that is between the staff and the property owner.

New Business/Announcements:

The next meeting will be November 5, 2007 at 7:00 PM.

With nothing further the meeting was adjourned at 9:10 PM

Lisa Cramer, Chairperson