

**City of Buckley
Planning Commission Minutes
November 26, 2007**

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

The following members were present: Bill Dorn, Cindy Maas, Bridget McNassar and James Montgomery. Dale Clark and Gordon Liebel were absent. Also absent was Associate Planner Suraiya Rashid.

Residential Cluster Chapter:

Cramer would like everyone to go over the information that Rashid supplied to the Planning Commission. The commission then took a 10 minute break to go over this information. Maas asked why Rashid used 17% for infrastructure. Cramer stated she thinks that is what the average that has been used in the past and it was a consistent percentage throughout all the figures. Maas felt this number was rather low. Maas asked what about retention ponds. Cramer stated that was not included. Montgomery stated he talked to Rashid a few weeks ago and said she should get a hold of Gray & Osborne to get an average percentage based on the amount of impervious surface. To his knowledge, she has not heard back from them as of yet. Cramer stated that might effect how much open space we are asking for. There was another lengthy discussion about the Residential Cluster zone and whether or not it was really necessary or if the commission should just go through the zoning code first and decide after that whether or not to go forward with the residential cluster zone. Cramer stated regardless of where it is written we need to come up with the details of what it should say. Montgomery stated if we use the residential cluster and use it as an option, do we really want to have all of these things as an option, no, we want it in the zoning so that everybody is required to do all of those things, except you could go the extra mile and get more. Cramer stated that was her concern, if the developers don't do the residential cluster, then we miss out on a majority of the ideas we wanted to see because that is where it is.

Cramer stated one thing that did not get changed was removing the R-20,000. Maas stated she has that we would be doing residential cluster in all zones. Cramer stated we voted at the last meeting to remove R-20,000.

Cramer stated the one issue we need to resolve is under 19.23.050 Minimum Area per Residential Lot Created. Do we want to go as low as 4,500 sq. ft? There was a brief discussion about whether or not wetlands are going to be included in the open space set aside.

19.23.060 Variety of Lot sizes.

The commission temporarily decided on a maximum of 35% of the total lots proposed shall be allowed at the minimum lot size.

19.23.070 Design Criteria

We have removed view corridors and it will be transferred to the subdivision ordinance.

Front porches the wording should change to be a minimum of 25% so it doesn't prohibit the developer from doing more if they want.

Green Building – Montgomery stated after listening to Liebel last week, Liebel stated that when we do the zoning is make sure the home sizes are appropriately sized for 4,500 square foot lots instead of a home sized for 6,000 square foot lots. Cramer stated her biggest thing with the green building is she doesn't want to go to 4,050 lots because that is what would happen with the 6,000 square foot lots. Montgomery stated one of the things we discussed at the last meeting for this was waiving the floor area ratio, waiving the lot coverage minimum or offering density credits. He doesn't really want to give up density for building green. If you waive the floor area ratio, you will have a bunch of boxes. Maas stated that is not good, boxes are cheap to build but not very pretty to look at. Maas stated she thinks that only the rich are going to be able to afford this. She doesn't think they will be more affordable. Montgomery stated certainly not for the short term. Dorn has some concerns about storm water and water reusing for the green building. The Planning Commission was all in agreement that they didn't want to go into that much detail with the green building. This specifically states Energy Star Homes. Montgomery stated maybe this isn't a good place to have this. He would just like to strive for energy efficiency. Cramer stated maybe at this point we just need to advocate for it. Cramer stated she would like to skip this portion until we can get some more questions answered from Rashid.

Traditional neighborhood design and development pattern – We were okay with this but added under (a) “at approximate right angles”; and then the cul-de-sacs being avoided was fine.

Connection to/improvement of safe routes plan and trail plan – Everyone was fine with this one.

Parking – Dorn stated we discussed the permeable porous surfaces a little bit. Cramer stated everything must have been okay; she doesn't have any notes on this.

Stormwater runoff – Cramer stated under (b) instead of may apply, it should read must or shall instead of may. On (c) she has a question about this; her question is whether or not we want to have this in the R-8,000 so it doesn't drop down to such a low square footage. It is the same as the green building; it drops it down really low on the R-6,000. Maybe we should do the same with this as the green building and just advocate it. Montgomery stated this would definitely be in the city's best interest because the cleaner the stormwater can be before it hits the

flume, the smaller the stormwater treatment facility will have to be when we are forced to build it. Cramer stated she would like to make it clear under 8 (b) (ii), how does this differ from 7. Secretary Boyle brought it to the commission's attention that a lot of the information that the commission has been discussing is actually transferring to either the subdivision regulations or the zoning ordinance. Boyle also looked up from the last meeting that the R-20,000 is staying in the residential cluster.

Maas asked in the R-6000, it is going to be mandatory to have alleys and the side setbacks are 8 feet. She is hung up on the 17% take out for streets and sidewalks when you have to put in alleys. Cramer stated we will discuss this at a later date.

Cramer stated she feels we need to have Rashid explain more of the changes that she has made. Boyle stated that some of the changes Rashid has made will show up in the zoning code and at that time, you will review it.

Diversity of housing types – the commission decided that it should read minimum of 5% of all lot shall NOT be developed as detached single-family housing units except in the R-20,000. The commission discussed having a maximum but did not come up with a definite number. There was some discussion with the planning commission about the difference between town houses and condominiums and the demand/market for these. Montgomery stated he feels this is something that should also be included in the regular zoning ordinance. There was a question about the ramblers with them getting up to 10% allowable lot coverage, do we want 15% or 25%. The commission agreed upon a minimum of 25% for ramblers. Montgomery wondered if we should put in also a minimum of 25% two-story homes or should we do a range for the ramblers such as a minimum of 25% with a maximum 75%. Dorn stated he is not sure about the 10% lot allowable lot coverage for the ramblers.

Diversity of housing plans – Cramer stated she would like to get feedback on part where it states “shall exist within a 2 block radius”. She feels that puts a huge restraint on the builders. Maas agreed, she felt it was too extreme. Dorn stated it depends on what the definition of building façade is. Because you could change the window sizes, put brick facing on one and T-111 on another which would change the building façade. Cramer was thinking house plans, not necessarily façade. Cramer would like everyone to think about this further and will discuss it at the next meeting.

New Business/Announcements:

Cramer stated for the next meeting she would like everyone to think about elections for Chair and Vice-Chair. She would also like to put together a list of everything that needs to be accomplished next year (2008).

The next meeting will be December 3, 2007 at 7:00 PM.

With nothing further the meeting was adjourned at 9:13 PM

Lisa Cramer, Chairperson