

**City of Buckley
Planning Commission Minutes
November 5, 2007**

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

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

Cramer stated under Highlight main objectives, it should read “what the most important from each is but rather pick which ones we actually want in the code.” Montgomery moved to approve the minutes of the October 15, 2007 commission meeting as amended. Clark seconded the motion and the motion carried.

Residential Cluster Chapter:

Cramer stated she would like Suraiya to go through this with the Planning Commission. Liebel asked if this is a revised copy or what we have now. Rashid stated this is the proposed new residential cluster chapter. Liebel asked if this is a revised one or as it is today. Rashid stated this is brand new proposed Residential Cluster, not from the old code. This will be a separate chapter in the zoning code and will work like an overlay zone. She got the impression from speaking to Cramer last week that no one had ever explained the difference between the subdivision ordinance and zoning ordinance. This is different from a subdivision ordinance because the only time you use the subdivision ordinance is when you have a large parcel of land to subdivide. Whereas when you have a piece of land you want to do something with and not subdivide it, you would use the zoning code.

Rashid stated what she thought we would do is go through the Residential Cluster document title by title and make sure it is agreed upon by the planning commission.

19.23.010 Purpose.

Everything is okay.

19.23.020 Initiation of a Residential Cluster.

Everything is okay.

19.23.030 Permitted Location for Residential Cluster.

Rashid stated residential clustering will only be allowed in residential zones. Maas stated she didn't think we were going to do residential clustering in the R-20,000 zone. Liebel stated if it is allowed, he feels there should be different criteria than in the smaller lot size zones. The commission would like to come back to this after they have reviewed the rest of the residential cluster zone.

19.23.040 Minimum Area Required.

Rashid stated this is something that the Planning Commission may want to discuss; regarding the minimum area required for a residential cluster is not less than 10 acres. Originally Administrator Schmidt had written five times the minimum lot size. Rashid stated she thought this should only be allowed on large parcels of land.

Maas stated she was wondering if the Planning Commission has ever decided whether we even want residential clustering. Cramer stated this is the first time we have discussed residential clustering and she doesn't really want to make a decision one way or another on this until we go through the entire document.

We will come back to the minimum 10 acre issue.

19.23.050 Minimum Area per Residential Lot Created.

Rashid stated the minimum area for clustering will be 4,500 in the R-6000, 6,000 in the R-8000 and 12,500 in the R-20,000. Maas stated she is torn because the smaller lots would be a financial benefit to her but she is still old school and likes the larger lots sizes. She doesn't know if she should step away from this. Liebel stated he felt the R-6000 was small enough and now we are going smaller. Maas stated she likes the larger lots sizes rather than cramming all the houses together and then building a park for everyone. Rashid stated she doesn't think Maas should have to leave because it is a consensus not one individual that makes the decision. Dorn stated he likes the larger lot sizes as well. Liebel stated we really need to look at how much land is developable in the R-6000 zone and how much of that land could be developed at 4,500. Maybe there won't be that many.

19.23.060 Variety of Lot Sizes.

Everyone was a little concerned about the maximum of 60% of the total lots proposed shall be allowed at the minimum lot size specified. They felt this was a high percentage.

19.23.070 Design Criteria.

1. Diversified Streetscape. Liebel stated the only problem he has with not specifying is an inch difference could be argued that it is different. He doesn't feel we should dictate an actual 3,4,5, etc. but at least have a minimum.
2. View Corridors. Liebel stated with the statement that it should be arranged so as to protect the view corridors of existing property owners, if you have to protect all surrounding property owners, you wouldn't be able to build anything. Rashid stated right now in other communities, they say things such as "a property has to maintain 30% open view corridor per lot". There are ways to make it more specific. The way it is written right now in this draft, it makes it the decision of the planning department as to whether or not the view corridor has been protected.

Maas stated her theory was always is the person wanted to keep his view; they would need to buy the property. Change will always happen. Liebel stated this may be taken care of in a different area such as the varied lot sizes and setbacks. The commission will come back to this. They want to make sure there is something in here to somehow protect the view corridor. Rashid asked if we want this in the residential cluster or put it somewhere else in the code. Administrator Schmidt suggested having it put in the subdivision regulations meaning only when new developments come will the view corridors be protected. Liebel stated he likes that it be in the subdivision regulations.

3. Frontages. Dorn would like to know the definition of a porch. It is rather hard to decide on having 10% of all residential buildings having a porch when we don't know what the definition is. Clark stated he thinks 25% is a better number. Liebel stated he thinks it makes sense on the smaller lot sizes but not on the 12,500 or 20,000 square foot lots. Rashid will bring a definition of porch to the next meeting. Liebel stated he doesn't think we should be dictating front yard pole lights. Dorn stated if you are trying to go green, we shouldn't have this in here and also unless the property owners maintain them, they will fall apart after a few years. Clark stated the idea behind this is it is nice to have the extra street lights for a safety reason. Liebel stated he does think it would look nice in the smaller lot sizes zones but not in the R-20,000.

4. Green Building. Liebel stated it all sounds good, he just feels it is too soon to require this. Dorn stated when you are requiring a bond, how do you determine what green actually is. Maas stated she thinks this is too vague, we need to define exactly what green is. Liebel stated if the lead certification is adopted, there are three levels of certification; silver, gold and platinum. This is very complex as to what is required for green building. He doesn't think you will get many takers on this right now, we will probably be better off advocating it and then later when it becomes more main stream then we can take a more aggressive approach.

5. Traditional neighborhood design and development pattern. Rashid stated the point that she was kind of concerned that the Planning Commission may have problems was the local access streets being required to use one of two calming devices. Maas stated she doesn't not like roundabouts at all. Maas asked what brick roads mean. Rashid stated it is actually brick placed in the road rather than concrete or asphalt. Cramer stated she doesn't know how cost effective that would be. Liebel stated in (a) it should be at approximate right angles and (b) he has a problem with the wording logical in this sentence. What is logical to me may not be logical to someone else. Liebel stated he would be willing to entertain some sort of cul-de-sacs if they were part of a connectivity system.

6. Connection to/improvement of safe routes plan and trail plan.
Everything is okay.

7. Parking.

Everything is okay.

8. Stormwater runoff.

There were some concerns by the Planning Commission about the minimum sizes being reduced by 10% if using the SLID option. The commission was not sure the SLID option would work in Buckley due to the soil conditions. Rashid will get more information on this for the commission.

9. Diversity of housing types.

No decisions were made by the commission.

Rashid stated not to interrupt but she really does need to know from the commission about the minimum lot sizes under Sections 19.23.050 and 19.23.060 because we have a developer that is really looking for numbers. Dorn and Maas both feel that the 4,500 square foot is too small. Dorn also feels that the 60% number is way too high. Cramer stated she is okay with the 4,500 but not to go any lower with the SLID option. Liebel stated it almost has to be a calculation. In other words if we are going to ask for 10% open space, what do we need to give them back to get an equal number of lots they had before. If it doesn't pencil out for them economically, they are not going to do it. We have to give them back only what they need to get what we want and nothing more. Rashid stated she should be able to do that calculation. Maas asked why we have to go to 4,500, can't we give them a littler amount. Liebel stated then you would be giving them more. Would you rather see a fewer amount at 4,500 sq. ft. or a larger amount at 5,000 sq. ft.? Maas stated why do we even have to do that? Dorn stated on a 4,500 square foot lot and you have to abide by the setbacks with a two car garage you don't have a lot to work with, it will look like a mobile home on top of a garage. Rashid will come up with some figures for the planning commission for the next meeting.

The next meeting will be November 19, 2007 at 7:00 PM.

With nothing further the meeting was adjourned at 9:06 PM

Lisa Cramer, Chairperson