

City of Buckley
Planning Commission Minutes
July 9, 2007

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

The following members were present: Bill Dorn, Gordon Liebel, Dale Clark and Cindy Maas. James Montgomery and Bridgett McNassar were absent. Also in attendance was Interim Planning Director Ed Davis, City Council Building/Zoning/Environment committee members Randy Reed and Jan Twardoski and Mayor Pat Johnson.

Cramer stated the main reason for meeting with the Council committee it to update them on the Subdivision regulations but we also would like to discuss the possibility of a hearings examiner. The Planning Commission has just been talking about it and there is no consensus regarding this. Interim Planning Director Davis has made some copies of information on the hearing examiner, so he passed that information out for everyone to read, knowing this will be coming down the pike.

Subdivision Regulations:

Interim Planning Director read the memo that he gave to the Planning Commission regarding what has been done to the subdivision regulations. The subdivision regulations have been reviewed by the City Engineer and City Administrator and they submitted some comments. Davis made some minor changes based on comments by staff.

Interim Planning Director Davis then summarized with the Planning Commission and Council sub-committee what the subdivision regulations entail. Cramer stated the main thing that the Planning Commission tried to incorporate into the subdivision regulations are the goals that the commission has come up with in speaking to the public over the last couple years. Davis stated one of the biggest challenges that the commission faced was the street definitions. There was long discussion about having parking on both sides of the streets, one side of the street, smaller street widths, having alleys or not having alleys, etc. The commission finally came up with a consensus and decided to keep the street standards the way they are with parking on both sides of the streets. On page 7 at the top section 18.16.010 the verbiage got mixed up so it needs to be corrected from 18.16.010 through 18.16.020 (2). On page 13; 18.24.050 should say not more than 50 feet to one inch. On page 17; section 18.32.020 (1)(a) in ink needs to be deleted and the verbiage needs to be changed so that all the scale numbers on page 12 and 13 match the verbiage on page 17. Davis stated one other big thing we have eliminated the variances from the subdivision regulations but they will be relocated to Title 20. Also eliminated was the binding site plan. Also all fees have been deleted and referenced to the adoption by resolution by the City

Council. It is much easier to change a resolution than it is an Ordinance. Council member Reed asked what makes something a PRD versus a regular subdivision. Davis stated you are lessening your regulations for a PRD to give more lot yield, however they then give amenities that you don't normally in a regular subdivision such as open space, parks, trails, etc.

Mayor Johnson stated one thing we need to be doing as a Council and Planning Commission is meeting at least twice a year so we are all on the same page. The Planning Commission needs to communicate to the Council what the community has been saying they want and the Council needs to communicate to the Planning Commission what they want because they are the body that has to answer to the community.

Interim Planning Director Davis stated he would strongly encourage everyone to read the information he gave them on the hearing examiner. Neither the Council nor the Planning Commission has come to a consensus on the hearing examiner.

Cramer stated she would like the planning commission come up with ideas as to what they would like to share with the City Council next week at our joint workshop. We need the goals on the large poster board; need to discuss how we go about getting the stormwater detention pond plan completed; hearing examiner process; the need for another Planning Commission member; discussion about all the goals not necessarily being in the subdivision regulations. Maas asked about the hearing examiner, this is something that we just started talking about getting in the future and it got the ball rolling but is this something we need to have in place before Thanksgiving or is another road block. Cramer stated she thinks it is something that should be done before the sewer connections become available. Davis stated you are going to get a huge load of subdivisions in the next year or two. What the commission needs to do is get all codes in place, your PRD's and everything else you want to do before all these subdivisions come in. The things we need to look into right now are the PRD's and PUD's. We also need to discuss alleys and whether or not we want them and if we do, where should they be.

The next meeting will be Monday July 16, 2007, which is a joint workshop with the City Council. We will have one meeting in August to discuss the PRD's and PUD's on August 6, 2007 at 7:00 PM.

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