

**City of Buckley
Planning Commission Minutes
September 17, 2007**

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

The following members were present: Dale Clark, Bill Dorn, Gordon Liebel, Cindy Maas, Bridgett McNassar and James Montgomery.

Liebel moved to approve the minutes of the September 10, 2007 Commission meeting. Clark seconded the motion and the motion carried.

Sumner Subdivision Regulations:

Cramer stated her first read of this, started getting a lot closer to some of the concepts we have discussed. She would like to hear what other people have to say about them. Montgomery stated he went through the different paragraphs and compared them to our goals. This comes pretty close. The one thing they don't address is open space and it could be that they have plenty of parks and open space therefore they don't need to address it. Cramer stated there was a section in the cluster overlay district that is under the PRD that talks a lot about open space. Davis stated as you go through this, write your questions down to ask Ryan on our field trip Saturday. McNassar had a question about doing the traditional community design optional development, would be a trade off for developers, but she doesn't understand what the trade off is. Davis stated what they are saying is one of every five lots has to be 80% of the size of the minimum lot size of the district. Maas asked if Ryan mentioned that Sumner was changing their zoning code. Davis stated he did not but that is something we can ask him on Saturday. McNassar asked if Davis knew how long this zoning code has been in place. Davis stated he does not know for sure. Davis stated when we go to Sumner, he would then like to go to Pacific and take the Planning Commission into the two PRD's they have and have maps of those so the commission can see what the PRD's look like. Dorn stated we should close in on 10-12 questions for the Sumner Planner and get them to him in advance. The questions that the commission came up with are.

- 1) Open Space – When developers do not utilize the PRD, how is the City of Sumner acquiring open space in the developments?
- 2) Why are the developers' not utilizing the PRD portion of your code?
- 3) How do you achieve neighbor-ness when you have rear loading lots from alleys?
- 4) Does maximum lot coverage just cover the footprint of the structure or does it include paved driveways, patios and walkways to and from the structure, etc.?
- 5) Have the developments we are touring, that have been developed in the last 5 to 6 years satisfy the goals that are part of Sumner's plans?

- 6) Since the developer's are not utilizing the PRD code, do you feel the Traditional approach is achieving results the city desires?
- 7) Roughly what % of the developers are utilizing the Traditional Design Standards.
- 8) Does Sumner's planning commission in your development regulations have any responsibility for reviewing the preliminary and final plans or does the hearings examiner and city council do the reviews?
- 9) How long have the Title 18/Single Family Traditional Residential Design code been utilized by the developers and when was it adopted?
- 10) What are the biggest conflicts the developers are having with your regulations they are utilizing?
- 11) Do your standards have reduced street widths when alleys are provided?
- 12) What development regulations in the city are being considered for revisions?
- 13) What development regulations would you revise if you were in charge as planning dictator?

The next meeting will be October 1, 2007 at 7:00 PM.

For the time being, we will continue with our regular schedule of October 1, 2007 and October 15, 2007 and will discuss more meetings at the meeting on the 15th.

Davis stated on the meeting of the 15th, he will have a rough cut of the changes to the zoning code and after that we will need to schedule several meetings.

Cramer asked what we will be doing at the meeting on the 1st. Davis stated we will be introducing the new Associate City Planner, Suraiya Rashid and going over what was discussed during the field trip. McNassar stated we could discuss whether or not we want to have a separate PRD ordinance or put it into the zoning.

Montgomery asked if anything has been said about the information that Administrator Schmidt brought forth to us last meeting regarding the NMU zone. Davis stated he hasn't heard anything yet.

With nothing further the meeting was adjourned at 9:04 PM

Lisa Cramer, Chairperson