

City of Buckley
Planning Commission Minutes
January 28, 2008

Chairperson Liebel called the meeting to order at 7:03 PM.

The following members were present: Bill Dorn, Bridget McNassar, Cindy Maas and Lisa Cramer. Dale Clark was absent. Also in attendance was Associate Planner Suraiya Rashid.

Dorn moved to approve the minutes of the January 7, 2008 commission meeting. McNassar seconded the motion and the motion carried.

McNassar moved to approve the minutes of the January 14, 2008 commission meeting. Maas seconded the motion and the motion carried.

Review timeline/procedure for next few Planning Commission meetings:

Liebel stated he hopes everyone read the memo from Administrator Schmidt. The reality is we are running out of time very quickly. Because he doesn't have quite the same amount of time to devote to this that Cramer did, he and Rashid jointly decided that Rashid would set the agenda and take a more active role in guiding us down a path to get as close as we can to a public hearing by the end of February. We have some very specific things to get through. As a group, we need to spend some time on our own to go through this stuff and only bring questions to the next couple meetings. He is also suggesting we have as many meetings as we can this next month and hopefully have a public hearing at the end of February or the first Monday in March. He would like to have Rashid go through what she thinks we need to get through in the timeline. He knows he has made a commitment to her and himself to spend more time at home than he has in the past in reading through the material and trying to come more prepared. He like most of us have waited until we get here and go through the material line by line and we are basically out of time to do that. Plats will start coming in as early as April 1st and if we don't have something in place by then we will be going under the old zone.

Rashid stated she has prepared a goals and procedures list for the Planning Commission. They are as follows:

- 1) Take a look at the timeline
- 2) Get through all bulleted points FIRST, then bring up new business
- 3) Only bring up old business in the event you have NEW information to share.
- 4) With a lovely diverse group of individuals, consensus will not be reached. Let's shoot to reach a majority viewpoint after discussion.
- 5) Each person is allowed to speak a maximum of ___ minutes per meeting.

- 6) Remember – these documents are not supposed to be nor CAN they be perfect. They will still be reviewed by the public and then by the City Council. Let's shoot to make a working draft that we all are reasonably comfortable with.
- 7) The planning commission has a specific charge: to make a reality the goals in the comprehensive plan. This should be the basis of any decisions made. The city hires a City Engineer, a City Planner, a Building Official, and several other trained professionals to handle the details. The planning commission's charge is to look at the BIG picture and handle the broad issues/values.
- 8) Even if you don't trust the City staff to perfect everything (and we won't perfect everything, we're human) – complaints about these details should be brought up only after what the planning commission has been charged to take care of has been taken care of. Alternatively they can be brought up on an individual basis to the City Staff. And they should – as Planning Commissioners you are uniquely aware of problems in the City and the problems with the way things are run.
- 9) PLEASE read and be prepared to discuss material before the meeting!

Rashid stated she knows the planning commission is all volunteers and she knows this all takes a lot of time so hopefully the new agenda will help and if anyone can think of anything else that will help, please let her know. Liebel stated one comment he would like to make on the non perfect documents is we are to the point of public hearing and the document for the most part has to have pretty much the content because if we radically change it then we have to go through another public hearing. We need to shoot for something we all feel comfortable with. Cramer stated we want to make sure all of our major concepts are in there and that the goals we have talked about are all addressed. Liebel stated one thing he would like to say about the time limits, is that he will play the role of emphasizing that we need to move on and if that doesn't work then we can implement a time limit.

Liebel stated that Rashid had mentioned that the clustering was done. Liebel stated he agreed however we have not made the connection to open space. We haven't finished the open space and the points system and he didn't understand it. The residential cluster doesn't say anything about open space so where will this be identified? He doesn't want to deviate from tonight's agenda but we do need to discuss this.

Staff Zoning Revisions Section #2:

Rashid stated she has picked out portions of this that she felt would be important for the Planning Commission to review.

19.24.040 – Use limitations on corner lots

Cramer stated there is a potential issue about the heights of fences being a maximum of four feet abutting a public street. One issue that was discussed was if there was a trail abutting people's back yards, that property owners would want six feet. There were conflicting reasons four feet for visibility and safety, but six feet for privacy. Liebel asked to have this issue put on hold and asked Rashid to find out some information about why there is a difference between the old developments and the new developments as far as the regulations go for fences on corner lots and bring it back to the commission.

19.22.115 – Accessory Dwelling Units

Dorn stated this is just like Enumclaw's code but their code states that you tie into the existing residential water, sewer, and storm. What is Buckley's intention? Rashid stated it doesn't address that. Dorn stated you can't charge extra water and sewer hookups if you cannot divide the property. The way King County's is written is the owner has to live in the home or the accessory unit and the accessory unit has to be 800 sq. ft. or less and it uses the same utilities and you have to abide by the setbacks. Cramer asked if that is something that we should include. Dorn stated he is not sure but it should be researched and addressed. Cramer stated she had a question about the D (4) where it states "if a detached garage is converted its appearance must still be that of a detached garage and the detached garage must be able to be used for parking of at least one vehicle. The commission decided to remove that sentence. Maas stated she remembers talking about covered parking for duplexes. Why would they have to have covered but not the accessory dwelling units? Discussion ensued. The commission felt that it should be consistent throughout. If we don't require covered parking for single family dwellings, we shouldn't require it for duplexes. There still needs to be off street parking but the requirement should be consistent throughout. Rashid stated she would check on this. The commission also decided to change E (2) to require only one additional parking space for the accessory unit. Liebel stated under E (3), the second sentence doesn't end. He is not sure what that was intending for. Rashid stated she would find out about this. Also on F, he feels the wording should be underlying zoning rather than existing zoning. Rashid stated underlying zone usually is used when you are talking about zoning overlays. Liebel stated we will leave it as is.

19.22.130 – Multiple structures or uses on one building lot

Rashid stated her question to the commission is how they feel about the mixed use building and whether or not this section accomplishes that goal. Liebel stated it is kind of confusing but after he read it thoroughly he understands it. Rashid stated she will re-word this section to make it easier to understand.

19.25-015 – Ham radio antennas and satellite dishes

Cramer had a comment about satellite dishes being located away from the streetscape. She agrees however a lot of times you can't get the proper reception in the back. Can we add language in there that states unless reception cannot be

received from the back or sides? Rashid will add verbiage to clarify this. Liebel had a question about the commercial areas with the flat roofs, for instance the veterinary office does not have a flat roof. Rashid stated why don't we change it from residential and commercial to pitched roofs and flat roofs. Rashid stated why don't we change 2(a) to pitched roofs and 2(b) to flat roofs and refer to the roof lines rather than the zones. We need to move this entire section. Rashid suggested referencing this to look in the bulk modifications. The commission agreed.

19.25.040, 050 and 060 – Site selection criteria, priority of locations and sighting requirements

Cramer had one concern with special requirements for parks. Do we even want this to be a consideration even though there are conditions? Rashid stated it is pretty standard throughout the other cities.

19.28.040 – Design Standards

There was some confusion about paving and whether or not driveways were required to be paved. Rashid stated she would re-word it to clarify.

Liebel stated under drainage, there might be some give and take on drainage if you have semi pervious surface, however it is not stipulated here in the guidelines so we need to take a look at that. Dorn stated he has a problem with the semi pervious surface, if you develop and bring in fill and fill higher than the neighbor, the neighbor is going to have a water problem. They need to get rid of the water and you can't do it with porous material. You have to have tight lines and you have to get it off the property. He is not saying we don't want to encourage the semi pervious surface, but not at the expense of the property owner next to them. Liebel would like to encourage this but we need to make sure the design guidelines are appropriate to take into consideration making sure the neighbors are not be effected. For instance if the engineers decide that there has to be a 12" line but because the property has a 10% impervious surface then they only have to install a 10" line, he would be okay with that. Dorn is not okay with that he feels they would still need to install the 12" line and if they want to include some impervious surface then great. Liebel stated he is not sure he agrees with that, let the engineers deal with it. Rashid stated she will talk to the City Engineer regarding this.

19.28.050 – Special Requirements

Cramer asked where the standards on pages 76-79 come from. Is it a national standard? Rashid stated she is not quite sure but she will check into that. We need to add accessory dwelling unit with studio apartment to provide one off street parking. Liebel had a question about the adequate locking facilities for bicycle parking. He wanted to know if this means lockers for bicycles. Rashid stated no and she will re word this to clarify.

Liebel stated on section 19.29.050 Landscaping, what does this apply to, is it commercial oriented, 410 oriented, residential oriented, etc? Rashid stated there is a table on page 84 that applies to all of the above. Cramer stated some of the abbreviations need to be changed. IP is no longer, it should be LI. Also Riparian is not defined anywhere. Rashid stated it is on page 87. Rashid stated maybe the table should be listed after the descriptions of everything. Liebel asked if the table belongs to 19.29.060 or 19.260.050. Rashid stated it should be with 19.29.060 so we should at least put the heading before the table. Liebel stated he doesn't see anything about residential other than the last section where it says all development in the City of Buckley. Rashid stated this doesn't pertain to single family residential. Cramer stated the one thing she was looking for was we put together a list of recommended trees for this area. On page 87 it refers to recommended species type but she was thinking it would be good to have that right in the beginning under objectives. We wanted to make sure developers were using that so they were going off the same list and there would be consistency throughout the city. Rashid stated she likes that a lot but the issue with that is that it was adopted by resolution and not by ordinance and the zoning code is adopted by ordinance. Resolutions you can change but we can certainly reference the resolution.

Liebel had a question about pages 71 & 72. This just reminded him that there is no tie yet with the open space. Rashid will put this on the agenda for the next meeting.

Liebel stated before we have a public hearing, the commission needs to have all the documents in advance to review.

The next meeting will be February 4, 2008 at 7:00 PM.

We will also meet on February 11th and 25th.

Maas would like to know if there is a way to check in to make sure there will be a quorum. Rashid stated that the members can check in with her. Rashid stated if you can't make it please call.

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

Gordon Liebel, Chairperson