

**City of Buckley
Planning Commission Minutes
February 13, 2008**

Co-Chairperson Clark called the meeting to order at 7:11 PM.

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

Maas moved to approve the minutes of the January 28, 2008 commission meeting. Cramer seconded the motion and the motion carried.

McNassar moved to approve the minutes of the February 4, 2008 commission meeting. Clark seconded the motion and the motion carried.

Cramer stated one thing that was discussed at the last meeting was having a representative from the trail committee to be at the public hearing and she thinks that is a great idea. Also, James was our representative from the Planning Commission that was on the trail committee and now that he is at Council, we should get another representative. Dorn suggested at the next meeting when Liebel is back we can discuss this further along with the storm water committee. Dorn stated he will attend the meeting on Tuesday, he doesn't know if he will continue permanently but he will sit on it for this next meeting.

The Planning Commission welcomed our new member Kathleen Snellback to the commission, she was appointed last night at Council.

Zoning Revisions Section #3:

19.16.010 – Residential Neighborhood Mixed Use should be Neighborhood Mixed Use so it is consistent throughout.

19.20.010 – R-6000 Residential Zone

Rashid stated as was discussed briefly at the last meeting was whether or not you wanted multi-family dwellings. If the commission wants them and if it should be only up to three units. After discussion the commission agreed that it should be only up to two units. Rashid stated the lot coverage was reduced from the old code it now reads primary dwelling 35%, maximum lot coverage 45%, maximum of all impervious 60%. The commission was all okay with this. Rashid stated on the floor area ratio, it is changed to 10% minimum difference between 1st and 2nd story. The commission was all okay with this. Rashid stated that average lot dimensions have been changed to minimum lot dimensions. The commission all agreed on this. Rashid stated on the setbacks, is everyone okay with that. Maas stated she saw a development in Olympia that the houses were staggered so that no house was directly across the street from another. The commission liked that idea and would like this written in so it would be required in all new subdivisions. Dorn stated you could write this in as a consideration in the zones with smaller lot sizes as part of the goals. McNassar stated on (ii)(2), should it say perpendicular

or parallel? Rashid stated it should only say parallel. She will check this in the other zones as well. Dorn stated he thinks the 15 foot front yard setback is too small. The commission agreed that because this is the R-6,000 the 15 foot front setback would be okay. Dorn stated he doesn't like the small lots at all. He thinks the carrot is having 6,000 square foot lots. He would rather reduce the size of the streets a little and have bigger lots. There was a brief discussion about the accessory dwelling units in the R-6000. There were some concerns that there wouldn't be enough room so why even have it in there. Rashid stated that there may some lots that are bigger in the R-6000 zone that could still have an accessory dwelling unit and they would still have to meet the maximum lot coverage. The commission agreed that is shouldn't be a problem and that there may not be a lot of them built within this zone if they have to meet the lot coverage.

19.20.020 – R-8,000 Residential Zone

Maas had a question about the square footage for duplex dwellings. Rashid stated normally it is 1-1/2 times of the single family lot area so it should be 12,000 square feet. The commission agreed on this. Rashid stated this zone only allows up to two units for multi-family. Dorn and Maas think the front setback of 15 feet is too small for the R-8,000 zone. Clark thinks that is too small as well he thinks 25 feet would be better. There was discussion about the front setbacks and having all lots with the garage set back further than the house. Dorn would like to know because this is not set in stone yet if there is any way to cloud this issue so when it comes to the public meeting we can say this is an issue that the planning commission was divided on so we would like to have input on this from the public. Cramer stated what has typically been done in the past before the public workshops or public hearings is have handouts available and in that it gave the intent of whatever it was we were presenting but also you could have information about the areas we are looking for specific feedback from the community because we haven't reached consensus. That is the point of the public hearing. Clark stated the idea of nothing being set in stone that is the incentive of doing this because the public will hopefully let us know what they really do want and what they would like to see and we are just putting ideas out there to stimulate that. Rashid stated to a certain extent. To another extent you have to recognize the fact that they are handed this document they are not going to make huge changes. Whatever goes to public hearing is pretty much what comes out of the public hearing. Cramer stated if we get dramatic changes from it, then we have to have another public hearing but we can certainly get things fine tuned. Rashid stated for the public hearing, what are we going to do about this because this is the way it was written in the old code. The commission finally decided to drive around this week and look at different situations and then come back with a quick final decision for the next meeting. Maas had a question about the staggered side yard setbacks. If there is an instance where there is an alley do they actually have to have the staggered setbacks? Rashid stated she could put a bullet point in this section to state if there is an alley they would not need the staggered setbacks.

19.20.030 - R-20,000 Residential Zone

McNassar stated there is the issue about the side yard setbacks. Rashid stated the intent of this is to have someone place their house on one side or the other of the lot so that in the future if and when the zone allows for smaller lot sizes, then you could subdivide the property. She will change it to read a minimum 15' setback. She will suggest to people if they are getting ready to build in that zone having the house on one side or the other. Maas stated under the setback requirements; she thinks a 20 foot front yard setback is really small for this zone. The commission decided to change that to 25 feet and 20 feet with a front porch.

19.20.040 – NMU Neighborhood Mixed Use Zone

The title at the beginning of the zoning code needs to be changed Neighborhood Mixed Use so it matches what the zoning map shows. Cramer had a question about the duplex dwellings having 4,000 per dwelling unit. She felt that should be the same at the R-8,000 which is 12,000 per building. The commission agreed to that. McNassar asked why the lot coverage is not the same at R-8,000. The commission felt it should be so it will be changed to primary dwelling 30%, maximum lot coverage 40% and maximum impervious surface 55%. The commission decided to have the setback requirements the same as R-8,000 when they decided what it will be at the next meeting.

19.20.050 – HDR High Density Residential Zone

There was a discussion about the minimum lot area for single family and duplex dwellings. Rashid reminded the commission that this is High Density Residential, therefore, you really don't want single family and duplexes, so if you have a little bit larger lot sizes for these, developers are going to want to get more for their money and will be more inclined to build multi-family. The commission decided to leave the minimum lot area as is. Maas stated she would like to see more grassy area for seniors, she feels the maximum lot coverage of all structures at 75% is too much. Snellback stated she agreed. Dorn stated unfortunately there are two extremes. There is a good and bad, it is more important to have a driveway for an ambulance, aid car or fire truck than it is to have 15 feet of grass. Most of the senior citizen housing he has seen is state, county or federal guidelines, they build it for an efficient run. Cramer stated there is a landscaping required section and it referenced the Buckley Municipal Code, so that will be addressed that way. Maas stated it was just an idea; she is not pushing for it. The commission decided to leave it as is.

The next meeting will be February 25, 2008

With nothing further the meeting was adjourned at 9:17 PM

Dale Clark, Co-Chairperson