

**City of Buckley  
Planning Commission Minutes  
February 25, 2008**

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

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

Dorn moved to approve the minutes of the February 13, 2008 commission meeting. Clark seconded the motion and the motion carried.

**Zoning Revisions Section #3:**

R-6000 – Rashid stated there was a lot of discussion about requiring alleys in the R-6000 zone in new subdivisions, there is not currently any requirements for this. If this is the commissions wish, she can add this into the zoning. Discussion ensued. It was the commission consensus to require alleys in the R-6000 zone in new subdivisions.

Rashid stated the next item that needs to be finalized is the garages setback from the houses. This was discussed in length at the last meeting and was decided that people would go drive around and look at different houses to see what we wanted to do. Discussion ensued. **Clark moved to leave the wording in the R-8000 for the garage setbacks the way it is currently written. McNassar seconded the motion. The motion failed with a 2-3 vote.** Rashid then asked the rest of the commission what they wanted to see. It was then the consensus of the commission that the setbacks would be 20 feet and 15 feet with the porch. Then they decided on a 22 foot yard to garage vehicle entrance and also discussed the garage entrance being parallel to the access alleyway. We also need to strike the wording “the front house setback is greater than 20 feet in which case the setback difference between house and garage must be a minimum of five feet, where the garage setback is greater. Rashid stated the NMU will mirror what we do in the R-8000.

HDR – High Density Residential.

Rashid stated the setback requirements mirror the R-6000 and she needs to update (b) to make all the changes that were made in the other zones.

Rashid stated in the GC (General Commercial), CC (Central Commercial) and HC (Historical Commercial) in the setback requirements from the Highway 410 frontage there needs to be a 30 foot setback.

### **Subdivision Regulations:**

Rashid stated this is all information that was reviewed with Planning Director Davis and she was under the impression that the commission has never seen the finished revised copy.

#### Section 18.20.110 – Roads

Rashid stated there was a new section added about cul-de-sacs only being allowed where adjoining land is restrictive or where connection to existing grid system is otherwise illogical in accordance with determination from the Planning Commission. The commission was okay with leaving this the way it is.

#### Section 18.20-130 – Public Spaces

This is saying that the City Council may require dedication of land if it is shown in the adopted Comprehensive Plan. Liebel asked about the dedication of open space, are we going to require that the open space they give us in clustering be dedicated to the City or does this cover that. What are we doing with the 10% open space that we are requiring when people cluster? Rashid stated she assumes that will be part of the park plan and will be dedicated to the city, however, she will check with Sue Sampson to make sure that is covered. Liebel stated maybe we could add verbiage so that it reads, “ Where a proposed park, playground, school, trail or other public use shown in the adopted Comprehensive Plan or open space set aside, is located in whole or in part in a subdivision, the City Council may require the dedication or reservation and construction in compliance with adopted plan.”

#### 18.20.140 – Street Lighting

Rashid stated there is nothing that discusses the spacing of the street lighting, does the Planning Commission want to come up with regulations or just leave that up to the City Engineer. Liebel stated he believes there are state guidelines for this. Dorn stated he would think the city would want some sort of guidelines for this. Rashid stated that staff updates the public works standards. Liebel stated we should suggest that they add guidelines in the public works standards.

#### 18.32 – Short Plats

Rashid stated this is the beginning of the short plat section and it is after everything about regular subdivisions, she felt like it was placed oddly but doesn't know how the commission feels. Everyone felt it was okay to leave there. Rashid stated under “Further Divisions”, they changed the wording to hopefully make it less confusing.

#### 18.36 – Binding Site Plan

Rashid stated Ed didn't like this so he deleted the entire section, she feels it is useful and doesn't feel we should get rid of it so she has added it back in. Rashid stated she wanted to let the commission know that under the review procedure, the planning commission has a heavy hand in reviewing binding site plans.

Rashid stated we have two more things to get through before we can have the public hearing. They are residential cluster and section 4 of the zoning code which shouldn't take it that long.

There was a lengthy discussion as to when the public hearing would be. It was finally decided that the public hearing will be on March 17, 2008 at 7:00 PM.

The commission then discussed how they will handle the public hearing. Liebel stated his idea was to have handouts for everyone. The handouts would include why we are here tonight, why this is important, what we have done to get to this point, what are goals are and how we have achieved our goals through these standards, etc. Rashid stated we could also have poster boards with pictures so people can have visuals. Liebel suggested that everyone take a couple of the goals and search the document as to where they are referred to in the document so that we could have a reference page for the public hearing. Rashid suggested that each one have a list of the goals and when they come across something regarding the goals to just jot it down but not spend too much time on this.

There was a brief discussion about the residential cluster. One issue that has been brought up by the developers is that having 25% ramblers is very unrealistic. Liebel stated he thought we changed that to 15%. The rest of the commission agreed. Rashid asked if that was still too high. Clark stated he wouldn't go any less than 10%. Discussion ensued. Rashid had to remind the commission that this provision is only in the residential cluster. Liebel stated this is a good issue for people to ponder over the next week and we will discuss it more thoroughly at the next meeting.

The next meeting will be March 3, 2008

With nothing further the meeting was adjourned at 9:07 PM

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Gordon Liebel, Chairperson