

**City of Buckley
Planning Commission Minutes
April 21, 2008**

Chairperson Liebel called the meeting to order at 7:05 PM.

The following members were present: Bridget McNassar, Dale Clark, Bill Dorn and Kathleen Snellback. Cindy Maas was present at 7:25 PM. Lisa Cramer was absent. Also in attendance was Associate Planner Suraiya Rashid.

Dorn moved to approve the minutes of the March 31, 2008 commission meeting. Clark seconded the motion and the motion carried.

Reactions to Building & Zoning Committee meeting on 4-14-08:

Liebel stated he wanted to work some of the numbers with the changes that staff is recommending to see what the difference would be. The way he read this is with all the density bonuses, the lots can get very small and he wants to make sure that everyone else reads it the same way. If ultimately we recommend against this, that we draft something up to go to the committee. Liebel stated his suggestion would be instead of dropping the lot sizes down to as small as 4,000 square feet, that we increase the percentage of smaller homes allowed. So there would be an increase of smaller lots, but not below 4,500 square feet. It appears they mainly added cottage housing, dwelling or town houses units/carriage. It appears that the main changes are the addition of more opportunity for town homes than we had and less restrictive. The planning commission regulations were for town homes up to two and the staff recommendation is for six. Staff is also recommending cottage housing. Snellback stated maybe we can meet in the middle on the town houses with allowing four. Clark thinks six is way too many. Dorn stated the developer and builder are going for maximum bucks so everything you give them is just that much more profit and they aren't going to pass that down to the customer. He doesn't think you are doing the citizens of Buckley a service by allowing certain types of homes and dwellings, especially on 4,000 square foot lots where they won't even be able to build a patio cover or a wood shed and you can't the vehicles off the street. This is all being done because the city wants money and he thinks it is wrong. If you want to bring down the cost of the home, the city should cut the fees in half. Discussion ensued. Dorn stated he likes cottage housing better than town houses, but he is still not a big fan of it. Clark stated this concept doesn't fit in Buckley. The one concern that the Planning Commission had is that because of the changes, it needs to go before the public for a public hearing. Rashid stated that Administrator Schmidt knows that there will have to be another public hearing. Liebel stated in this memo from Administrator Schmidt to the committee, there is a sentence in there that states "Both the Mayor and I have spoken with several developers who have confirmed the fact that the draft rules proposed by the PC offer no incentive for them to consider creative design and that based upon financial value they

would be forced to continue to build in a normal manner similar to Copperwynd, Neilson Meadows and Elk Heights”. Liebel asked what is wrong with Copperwynd, Elk Heights and Neilson Meadows. Liebel stated if we give them too much incentive that is all we are going to get. With the staff recommendations, every zone is going to be jammed packed. The R-8000 areas are going to be R-6000 and the R-6000 areas are going to be R-4000 areas. Is that better than Copperwynd, Elk Heights or Neilson Meadows.? Maas stated when you are only talking to the developers, of course they are going to say that because they want the most money they can get.

The Planning Commission then talked about cottage housing. Liebel stated the difference between cottage housing and town houses is that they are not attached. Dorn stated one problem he has is if there is a trail going up to the common area, how do you keep people from going in there when it is not public property. McNassar stated she has the same problem with cottage housing as she does with town houses, it doesn't say anything about limiting the amount of cottage housing.

After a lengthy discussion by the Planning Commission, the commission decided to let the Building and Zoning Committee of the Council know that they didn't want anything changed from the code that they forwarded to them. Liebel will write a letter to the committee representing the Planning Commission.

Possible membership changes:

Liebel stated McNassar stated that she would be leaving in June, he is not sure if Lisa is coming back and Dorn had mentioned that he may be taking some time off. Dorn stated when Reida retires, he is gone but he doesn't know when that will be. Maas stated she is not sure what she is going to be doing either, she is getting tired. He just wanted to know if anyone had any suggestions.

Future topics of Discussion (stormwater detention ponds, gateway landscape overlay district, RV park regulations):

These will be discussed at later meetings.

The next meeting will be May 5, 2008 at 7:00 PM.

With nothing further the meeting was adjourned at 9:02 PM

Gordon Liebel, Chairperson