

City of Buckley
Planning Commission Minutes
May 19, 2008

Chairperson Liebel called the meeting to order at 7:08 PM.

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

Liebel asked for an update from the Building/Zoning Committee meetings. Rashid stated the committee has a schedule and they are a little behind but are working very hard and they are supposed to be done by early June. Liebel stated it was the planning commission's choice to stay away from those meetings so they can go through the information themselves and we will continue to stay away unless they want the planning commission there. Rashid stated Mayor Johnson has given the Building/Zoning committee marching orders to be done by a certain date. Cramer asked when the tentative date is that this will go before the entire Council. Rashid stated it will be the meeting after June 9th.

RV Park Regulations:

Rashid stated she made the changes to every spot the commission wanted to have "or designated official added". On pages 2 and 3 she tried to do something different with the utilities, splitting up the RV parks and RV campground and then regulations pertaining to both. Clark stated the only question he had was being able to have an RV park on one acre of land. Liebel stated he is actually questioning why we are doing this, do we have to allow RV parks inside the city limits. Rashid stated yes we have to have some kind of regulation because people have been calling and asking about RV parks, which is why we have a moratorium on RV parks right now. Maas asked if they would be allowed in all zones in the City. Liebel stated RV parks are excluded from every zone except Light Industrial and they are conditional uses in High Density Residential. Rashid stated according to these regulations, RV parks are not out right permitted in any zone. Rashid stated the Building/Zoning/Environmental committee of the Council suggested that RV Parks be permitted in Light Industrial and conditional in High Density Residential and that RV campground can be an accessory use in Public zone and R-20,000. Clark stated he doesn't think it should be in the High Density Residential, the commission all agreed with that. Clark stated one other issue he was concerned about was the time limits. Rashid stated that is why the wording was changed to read "for more than six months in one calendar year or 12-month period". Maas stated in the definition of Recreational Vehicle, it gives a length restriction but is there an age restriction for the vehicles. Rashid stated no there is not.

There was a discussion about mandating all utilities for RV Parks. Clark stated if we don't make sure they have the proper amenities, they will find other alternative to getting rid of waste. He says make it convenient as possible. If you are not prepared in the beginning, you will have a huge mess in the end. The commission agreed that it should be mandated that there is sewer, water and electricity at each site in an RV Park. The commission decided to change the wording of RV Campground to just Campground throughout the document.

There was discussion about the campground stay. The wording was changed under (6) No permanent occupancy a) No recreational vehicle shall be used as a permanent place of abode, or dwelling, for indefinite periods of time. Occupancy in a RV park by any recreational vehicle for more than six (6) months in one calendar year or 12-month period shall be conclusively deemed to be permanent occupancy. b) Within a campground, no recreational vehicle or tent shall remain in place for more than a total of twenty-one (21) continuous days in any three (3) month period. There was further discussion about sub leasing the lots and trailers. It was the commission's consensus to add a restriction of no subleasing.

There was a brief discussion about the actual lot sizes in the RV Parks as well as the length of the vehicle under the recreational vehicle definition. Maas asked if we have to have restrictions on the vehicle size. Rashid stated it makes more sense to have the lot sizes regulated and then if the vehicle can't fit in there, then it wouldn't be allowed. The commission discussed in length what the size of each lot should be in an RV Park. Liebel stated he feels the parking of an additional 1-1/2 spots is too many. After discussion the commission decided to have it read as "at least one (1) additional parking spot shall be located at each RV lot.

Liebel stated on (8) (1), for open space, this is more open space than what is required in residential subdivisions. He feels we should make it so that 35% of each lot is left unpaved or landscaped and this could be included in the definitions under RV lot size. (8) (1) will be removed and the additional language will be added to the definitions.

The next meeting will be June 2, 2008.

With nothing further the meeting was adjourned at 9:00 PM

Gordon Liebel, Chairperson