

**City of Buckley
Planning Commission Minutes
May 5, 2008**

Chairperson Liebel called the meeting to order at 7:21 PM.

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

Liebel moved to approve the minutes of the April 21, 2008 commission meeting. McNassar seconded the motion and the motion carried.

Reactions to Building & Zoning Committee meeting on 5-5-08:

Liebel stated he appreciates the committee staying over and letting the commission continue to discuss the information. He doesn't think anyone has lit a fire under council committee as they did to the commission. Liebel apologized for not getting a letter out to the committee in the format that was talked about. He did go through the document from front to back and came up with issues that really needed to be discussed and focused on. They were the significant differences between what the planning commission wanted and what staff wanted. Cramer asked if there is a deadline for the committee to have their recommendation to the full council. Rashid stated it is supposed to be by the end of June. Rashid stated that appears it is going to be pushed back to have everything completed by August. Liebel stated that Council member McNally was saying that the city could be sued if we don't release the sewer connections once the sewer treatment plant is completed. Rashid stated you can only have a sewer moratorium in effect on building for a reason so if the treatment plant is completed and we have no reason we can't hold the connections. It was the commission's decision to not attend the committee meetings so the Council committee can review the document and go through it themselves. Dorn stated he feels this could be passed onto the Administrator, the way the letter was worded that the Mayor and he have met with developers and decided this is necessary, that is not a good political move and he feels the planning commission chair should have at least been notified that they were meeting with developers. Liebel stated personally, he would like to have heard what some of the developers had to say.

RV Park Regulations:

Rashid stated we had a number of people ask about putting recreational RV parks in the City. We didn't have any regulations that said anything about it and it seems like something we want to have regulations on so the Council passed a six-month moratorium on the development of RV parks until we could get regulations into place. That is why we are looking at this.

Liebel stated the one thing he noted under staff's recommendations, they added under recommended changes to the "P" Public zone, RV tent campground accessory to a use in Public Recreational Use including parks, trails and play fields. Rashid stated Administrator Schmidt had her redo this with a definition for not just RV parks, but also RV park campgrounds. In case want to use some of the WSU land to use as a campground. Liebel stated RV Park Commercial allowed in Light Industrial and HDR under a conditional use permit. The tent campgrounds are allowed in R-20,000, R-8,000 and HDR subject to accessory use requirements. Rashid stated it is not allowed under Public. Liebel stated there is not Public listed on the table. Rashid stated she will get this fixed. Liebel stated under the definition of "Sanitary station it should also list disposing of grey water.

There was a discussion about the limit of stay at both the RV Parks and campgrounds. After discussion it was decided on by the commission to have the wording in 6a to be "Occupancy in a park/campground by any recreational vehicle/tent unit for more than six (6) months in one calendar year or 12-month period shall be conclusively deemed to be permanent occupancy.

Liebel asked if there should be something in here about sub-letting so you don't have someone buying up five run down trailers and parking them there and renting them out. Rashid stated except that if he has to move it every six months then it wouldn't work.

There was a discussion about the water hookups and availability and the sewage dumps and the difference between RV parks and campgrounds. The RV parks should have a water and sewer hookup for each space where as the campground can have one water hook up for several tent spaces and they don't necessarily have to have sewer dumps but do need bathroom facilities. The campground facility could have some RV spaces with electricity only.

There was a discussion about allowing scooters, motorcycles, etc. Liebel stated state laws apply even though it is private property. Dorn stated if we allowed people to have scooters, what prevents them from having the loud motorcycles. Rashid stated that would probably be more under the management plan.

Liebel stated he was trying to help define what we want and then build the regulations around them. There are really three things, there is an RV Park you generally pay more to stay there and they tend to be much closer together to help cover the costs of putting in all the amenities at each site. Then there is the campground that allows RV's they tend to be a lot more spread out with trees and they may or may not have any facilities, they might have power at the trailer sites. So you pay less to stay there. Then you could have tent only campgrounds and if they choose to have tent only. Any campgrounds that allow tents, you have to have a certain set of conditions. You have to have so many bathrooms per sites. Whatever we choose to allow, we need to make sure all our regulations cover that.

Cramer stated under 9-Accessory uses, we should add RV campgrounds to the title. Rashid asked if she needs to restructure this after hearing what Liebel had to say. Liebel stated he thinks that most everything is covered it is just not quite organized the way he would do it.

The next meeting will be May 19, 2008.

With nothing further the meeting was adjourned at 8:48 PM

Gordon Liebel, Chairperson