

**Planning Commission**  
**October 17, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:04 PM.

The following members were present: Sandy Ramsey, Ken Smith, James Montgomery, Cristi Boyle-Barrett, Cindy Maas and Lisa Cramer. Also in attendance was City Planner Dan Staley.

**Boyle-Barrett moved to approve the minutes of the October 3, 2005 Commission meeting as amended. Montgomery seconded the motion and the motion carried.**

**Review Adult Ordinance material:**

Schneider questioned the language restricting the hours to prevent the flow of patrons from bars and taverns to adult entertainment facilities, how legal is that and why would the city want to have to enforce that. Boyle-Barrett stated drinking establishments are not allowed in the LI zone. Schneider stated this is regulating the hours for the adult entertainment. The other thing he had is with the application going to the City Administrator; doesn't it go to the clerk? Planning Director Staley stated the clerk initially takes in the application and then it goes directly to the City Administrator who then distributes it to all other department heads. Schneider stated so much of this is food for the lawyers and he feels the City Council will be looking closely at this so he doesn't think we need to hold onto this much longer. Boyle-Barrett stated if we do not allow drinking establishments in the LI zone, then we should remove from this ordinance the allowance of applying for a liquor license within the adult entertainment establishments. Boyle-Barrett stated in looking at the LI zone, there are several businesses that could attract children so we need to look closely as to where these adult entertainment establishments can be located, so they are not allowed next to say a park. Boyle-Barrett stated this was recommended and passed onto us by the Public Safety Committee and the Chairperson is Ron Weigelt and he recommended Auburn's Ordinance and she feels we need to read this thoroughly and see if there is anything in theirs that we may want in ours. It was the commission's consensus to review Auburn's Ordinance and bring this back to the next meeting.

**Review and clarify material for Subdivision Regulations:**

Planning Director Staley reviewed with the commission what took place at the last meeting. What we are going to do instead of looking at a bunch of subdivision regulations from other cities; we are going to set up how we work first. We are going to come up with our top 10 list of goals and what our objectives are and how we are going to work together and then we will look at writing the subdivision regulations. He then went over the list and they are connectivity, affordable housing, open space, parks (we haven't defined the difference between parks and open space), flexible lot sizes, pedestrian friendly, environmental quality and design standards. He is hoping we can get 10. He also came across the executive summary for the proposed zoning changes that was handed out at the public hearings. There were a couple items that popped out to him and they were retention of small town character and economic diversity. He is not sure what we can do in the subdivision regulations regarding economic diversity but he would like to keep it in mind. Maybe we want not only affordable housing but also diverse

housing. Added to the list from the previous meeting is: diverse housing. Schneider stated based on what we have seen in other context diverse housing will be surprisingly controversial. He feels the word diverse will be a code word to a lot of people and some will not see it as a positive thing. Staley stated one thing he is going to do is put on website a run down of the progress with the goals and objectives and how we met them. There should also be something in the newspaper regarding this work. Cramer stated she would like a definition of diverse housing because after what Schneider stated she isn't thinking of it in the same way. Staley stated diverse housing is not necessarily a goal but something we are trying to achieve. In looking at the executive summary that he handed out tonight, one of the things he saw when looking at the housing stock in Buckley is the amount of ¼ acre lots in Buckley. There are three times as many ¼ acre lots as there is everything else which represents about 40%. Is this what we want when talking about diverse housing? Maas asked if we are talking about manufactured homes when talking about diverse housing. Staley stated that could come up in discussion. Schneider stated we won't really be dealing with those in the subdivision regulations will we? Staley stated probably not.

Maas would like to see landscaping added to the goals, requiring certain amounts within the developments. Schneider stated he thinks design standards would cover landscaping as well as other items? Maas stated this needs to be brought up now so it doesn't get buried. She feels there needs to be a requirement for trees in the parking strips, and other trees in open areas. If there are going to be retention ponds, they need to be camouflaged with landscaping. Cramer asked if fencing is part of the landscaping. Maas stated yes she would address it. Who is required to install the fencing, what kind of fencing and does everyone have to have the same. Boyle-Barrett stated you have homeowners association covenants that address a lot of these issues. Maas stated a covenant is only amongst a group of people and if you don't have strong people in there nothing will be enforced. Boyle-Barrett asked whether or not the CC & R's override the development standards or do they have to be written per our development standards. Staley stated they would have to abide by our development standards. Staley stated he is not sure how long covenants are going to be enforceable. Schneider stated he thinks we need to put in what we want for the whole city. He doesn't know that the city would want to regulate house color. Boyle-Barrett stated if we leave all these things in the design standards, there should be two separate sections, one for the house and one for outside the house such as landscaping, house colors, etc.

Staley asked if there was anything else that should be added to our list. Cramer stated she had livable wage job opportunities. What she was thinking of was the home occupations and to make sure to keep the neighborhood character, to make sure not too many cars are parked out front, etc. Boyle-Barrett asked if that was handled when we do our permitted uses or conditional uses. Staley stated yes it is but if we wanted to do something on top of that, this is the appropriate forum for it. Cramer stated she wants to make sure we don't prohibit or discourage people from doing home occupations.

Maas asked where or would front and rear yard landscaping be located. Would that be a sub of design standards? Staley stated it would be in the design standards. Maas asked about type of curbing and adequate street lighting. Staley stated the curbing could be in the design standards and street lighting is already covered in the development regulations.

Maas asked about open spaces, are we talking about connectivity or wide open spaces within developments? Staley stated all of the above. He would like to talk more about this tonight and get a little more in depth. We need to define the open space and parks. For example every fifteen houses you leave a space in there so people can see the mountain, or do you set aside an area in the subdivision that has a nice garden and formal landscaping that breaks up the expansive roofs. Smith stated parks would be playground equipment with benches and picnic tables where open space would be a pond where fowl can come in. Maas stated she sees dollar signs and there goes your affordability. Maas asked how you are going to differentiate between a development that puts in 200 homes versus one that is putting in 20 homes? Will the standards be different? Staley stated that is up to the commission. Maas stated for the person that doesn't want to do a large development, all these standards are going to be prohibitive so therefore they would be more inclined to put up junk. The question is, are these two separate things. Schneider stated another issue is we have a park impact fee and have been told you cannot require both a park impact fee and another park. Staley stated his thought process would be using density bonuses. Do we offer incentive for open space and offer more for park space. Smith stated it could also depend on what we need in that area. That is what he said at the last meeting, if you walk around town every lot and every home is different. So he feels the word diverse is a good word, even with landscaping he feels it is good to have it, but there will be a lot of diversity. It is hard to sit here and say what we want when we don't know what will be submitted. Staley stated that is right but some of this guides what we want. This all comes back to avoiding the cookie cutterness. Montgomery stated if we frame and define the word diverse to what some of the things people want, then we will gain a great deal of acceptance and it won't become a controversial word. Like affordable housing, we did not define it properly so the people understood what we were getting at; they all felt it was for low-income housing. Boyle-Barrett asked if we will be able to stop what happened in Copperwynd, have 5 or 6 house plans and just flip flopping them. Staley stated that is exactly what we are trying to do. What we are doing is anticipating stuff that is going to happen in the future. We are getting our goals and defining our visions and values. Schneider stated in terms of framing and defining, we have a legitimate city interest in a number of things, but there are some areas that he is sure we do not. One of those was two story homes, one story homes. What if people want one story homes? He is not convinced that is our business, and he thinks that will depend on the market. If we want to build one story homes to preserve the view corridor that is probably a legitimate interest but to make them build one story homes because we think that is what people want, he is not sure that is legitimate. Staley stated you talked about having the market decide. What are we doing with the subdivision regulations; we are interfering in the market. Schneider stated there are areas that are legitimate, there are areas that are questionable and there are areas that are definitely not legitimate. Staley stated when we look at affordable housing and the goal that citizens want to age in place. One of the ways we do that in a subdivision is to build single story homes. Most elderly people don't want two story homes. What do single story homes do? They give us view corridors, they let us age in place. This is one of the ways to frame this properly.

Staley stated will be reviewing this over and over so there will be items that get bumped up or bumped down as far as priority.

Maas stated she has lived here her whole life. She doesn't want a small town character home. She and her friends want a pretty three car garage. Staley stated he can guarantee those homes will be available in Buckley. Staley stated our goal is not to eliminate homes the size of Copperwynd. Our goal is to change the design a little, move them closer to the sidewalk, add a porch onto them and de-emphasize the garage. Boyle-Barrett stated one thing she doesn't want to see is turning the existing area of town into a depressed area by surrounding it with large homes. There has to be one story homes. There needs to be a mesh of everything. Smith agreed. Maas stated if she wants to build a four car garage and a house and her neighbors on either side want to, should they not be allowed to. Boyle-Barrett stated she doesn't think there should be three of those together. She thought that the goal is not to build another one of the developments we are getting on the hill with \$300,000+ homes. We need to make it diverse. Discussion ensued. Smith stated the developer is going to do what the market is asking for. Boyle-Barrett stated the developer is going to do what our subdivision regulations say they will do. Maas stated she doesn't want to be a dictator. Schneider stated he is all for encouraging our ideas and not to mandate as much as possible. We need to give incentives for the building of more affordable homes. He will say once again, the new homes are never going to be the most affordable; the existing homes will always be more affordable. Maas asked Boyle-Barrett if she wanted to see a certain percentage has to be ramblers. Boyle-Barrett wants the planning commission to say to the developers that they are going to build ramblers; they cannot all be two-story homes. Maas stated she is beginning to feel like a dictatorship. Staley stated from the 2000 census the figures show 1&2 person households are 50% of Buckley right now. There are a lot of aging baby boomers that are buying houses out there now. We are not dictating the market but we are controlling the market.

Schneider stated at some point we are going to need something concrete to look at. Do we have any model ordinances? Staley stated he has several. His idea was for the first four meetings are to get goals down. We have some visions attached to these goals. We figure out how to work with each other and we figure out how to frame all this information for everybody so we are all on the same page. He thinks one more discussion meeting and then he will have three different subdivision regulations to look at. Schneider stated when Staley stated we are all on the same page; he doesn't personally feel that means we all need to agree. There are going to be some areas where we will be unable to reach consensus so we will have to vote and then go on. Staley stated he doesn't think all seven members should agree on everything.

Boyle-Barrett would like Planning Director Staley to provide the commission with a synopsis of all our goals within the comprehensive plan to have before them at future meetings. Staley stated at one of the meetings, he felt we could go through our goals and attach comprehensive goals to those. Boyle-Barrett stated that is why she wants those to make sure we are not missing a goal within our comprehensive plan that we need to meet. Staley stated he would provide this list for the next meeting.

There was a brief discussion as to how the meetings are going to be run and whether or not other people want to be the person standing up and running the meetings. Staley stated he feels it a positive aspect for everyone to have a chance to do this. Schneider stated he doesn't feel strongly one way or another about it, but thinks everyone voices

their thoughts and feelings fine during meetings. Staley stated he is just looking for a little informal formality so we can stay on task.

Staley stated on the website where the minutes from the meetings are posted, there will also be an area that will show the goals and objectives and what has been taking place at the meetings. This will hopefully keep the public informed as to the process. The other component of how we work together is who. Park of who is the website. The other part of who is city staff. Do we want to invite them to meetings; do we write a staff report and ask for comments, how do we want to do this? Cramer stated she likes the idea of the staff report, but we can also invite them so they can come if they have a strong feeling about something, but they aren't required to be here. Montgomery stated this is a big project and will generate a lot of paper. How many of these staff members will have the time to go through the entire document at once. Staley stated what he envisions is that occasionally he will be doing a staff report in front of Council with an executive summary and if they want more, they can look on the website. Maas stated what she would like to know as a planning commission member is things that are coming into town. She never seems to know about things until the buildings are up. Schneider stated it would be helpful to know about different applications and permits that are coming into town. Staley stated he can give a summary to the commission. Maas stated we don't need to know specifics, just an idea as to what is going on. Staley stated this won't actually be an agenda item unless there is something specific that someone wants to know. Schneider stated it really doesn't need to be an agenda item to be discussed, basically just some background information.

Boyle-Barrett asked about the Highway Design Standards. She is upset that these standards went back to the Community Development Committee; she doesn't think they need to be there, they need to be here. This is what the planning commission should be doing in conjunction with everything else they have been doing. Staley stated he would be happy to bring that back to the commission. Because of everything else we are doing right now, maybe at the next meeting we can form a committee to review these standards. Boyle-Barrett thought it was discussed to abolish that whole thing and go with the development standards that are in the comprehensive plan. Staley stated this is a big thing and he is not willing to have the whole commission take that on right now but if we want to form a committee, he will be happy to lead that committee.

The next meeting will be on November 7, 2005 at 7:00 PM.

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

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Wolfe Schneider, Chairperson