

**Planning Commission
December 12, 2005**

Co-Chairperson Ramsey called the regularly scheduled meeting to order at 7:05 PM.

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

Discuss Veto Vote:

Staley stated he wanted to remind everyone that the Council would be reconsidering the Comprehensive Plan and Zoning tomorrow at 7:00 PM. Maas asked if the Council votes in favor again, could he veto it again? Staley stated he can only veto the same issue once. Boyle-Barrett stated she is on the agenda to speak. Maas stated she is also but isn't sure whether or not she will speak. It was asked if the Mayor is now trying to get the Council to sway the vote and asked Staley his feelings about that. Staley stated possibly one but he doesn't feel it will be a problem.

Subdivision Regulations:

Staley stated one of the things he did which he thought was a good idea is someone asked him to tell the planning commission what he likes and doesn't like in the sample subdivision regulations, he will do that but he wants to hold off until after this meeting. The one thing he wants to do tonight is talk about what are the categories we are achieving in the subdivision regulations. What are we saying; we want to have user friendly middle ground definite standards. What are the categories that we want to control in the subdivision regulations? What are we telling them that they have to do to meet our subdivision regulations so we are creating a neighborhood and a community? The following is a list of what the planning commission wishes to control:

Grided Streets - as much as possible.

Alleys

Repeated elevations

Porches

Landscaping

Lighting

Street widths

Varied setbacks

View corridors

Parking Lot:

Entire Development Setbacks
(Meandering Sidewalks)

Incentive Bonuses

Open space/parks

% of contiguous acres

Flexible lot sizes/clustering

Incentivise contiguous parks

There was a short side discussion regarding the Elk Heights detention pond. Staley would like all the planning commission members to take a look at it. It is huge and very unsightly. The detention pond ended up being a lot bigger than what it was originally intended to be. Staley stated in his mind we should ensure that parks space doesn't get changed with these detention

ponds. Maybe open space is more aesthetic and passive recreation where parks are active recreation. We know we want parks so we need to think about a definition for parks. Montgomery asked how you get developers with 3-4 subdivisions next to each other to dedicate a larger parcel of land for a park rather than having 3-4 "tot lots" in each subdivision. The larger parks are more user friendly. Staley stated how you get parks in a subdivision is you say percent set a side for parks. Of that percent set a side, you can then say percent of contiguous acres. In any subdivision in the City of Buckley we are going to take 14% off for streets and sidewalks. When you do alleys, you are going to take another 2-3%. If we have nothing else on top on that in the R-6000 you have 5.3 houses net per acre. R-8000 would be 3.9 net houses per acre. Maas stated that is not necessarily true because you have to take some out for detention ponds. There was a brief discussion about detention ponds and who should own them, the city or the home owners associations. The staff is split on who the ownership should be. Planning Director Staley the biggest problem in this town is going to be the storm water. Maas stated she is not saying she is anti clustering, but she has a hard time as we tried to get this into the people what we wanted and you know they are going to say when the clustering starts that they didn't want that. She feels like it has been kind of sneaky on our part because we said we wanted 6,000 square foot lots and then we are going to turn around and make them smaller by clustering. Ramsey asked why all the infrastructure can't be done before the development is done, like doing a storm drainage system so we don't have all these detention ponds around town. Staley stated you can't just dump all the water into the flume because we have to go by 2002 storm water rules. On some of the clustering and flexible lot sizes, we one story homes mixed in with the two story homes so you are not seeing roofs everywhere. Smith asked can't we just set up a standard building design we want and then put in for a variance when we want something changed. Staley stated with variances, you are talking about a ton of paperwork and a delay in the process. The developers want assurance so the better we can lay this out the easier it will be for everyone, staff and the developers. Staley stated to get back to what Maas was concerned about to alleviate the problem; we are going to have interim meetings with the public. We want to get ideas from the public as to what they like or don't like before these are finalized. We want to get as much information from the home owners and business owners as possible.

Staley stated what he would like everyone to think about over the holidays is the incentives we discussed tonight. How are we going to get these flexible lot sizes, how far down are we going to go, or do we replace that with clustering or do we do both. We all agree we want to get parks rather than an impact fee, which means a percentage of that development, will be a park. Or can we get the developer next door to go together with them and build a park for both developments.

Staley stated the most important thing he wants the Planning Commission to take away is the incentives are the things we need to make happen where as the priority list are things we know we can make happen.

Wolfe Schneider, Chairperson