

**Planning Commission
December 5, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:07 PM.

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

Conference attended by Staley:

Staley stated he attended a conference today to help promote physical activity in cities. It was put on by public health people at the centers for disease control. It was put on by one of his professors. Basically what they are saying to promote physical activity is all the stuff we are doing. We are on the right track.

New Development in Comprehensive Plan:

Staley stated he found out last week that Mayor Blanuso vetoed the Council's vote on the Comprehensive Plan. Schneider stated it was passed unanimously so the odds are they will vote to override the veto. Staley stated the implications are we may be found to be out of compliance with the directive we were given to complete our Comprehensive Plan updates by December 1st. Staley stated per Washington State Constitution, the Mayor has to state his reasons for the veto. Maas asked what his reasons were. Staley stated that the lots were too small and the houses are too close together. On December 13, 2005 Council has to meet again for a revote on this. Staley did see our CTED (Community Trade and Economic Development) representative today and she didn't mention it so if she would have heard about it, he is sure she would have mentioned it. There could be two possible outcomes. Nothing will happen and we will go forward with securing the funding for the upgrades to the Sewer Treatment Plant or something will happen and securing the funding will be delayed a year. The implication from that is that the costs for the sewer treatment plant will increase. Mayor Blanuso feels he is doing the City a favor. Cramer asked if there is any reason to believe when they do a revote that the vote will be different. Staley stated he doesn't think so. Maas asked what should the Planning Commission do. Staley stated the next step is most likely the Enumclaw paper will want quotes. He will suspect that Planning Commission members will be called. What City staff will say is this is Mayor Blanuso's way of voicing his concerns. Staley stated the Planning Commission can tell them anything they want. Cramer stated she thinks the critical piece is when we put together this plan and talked at length about all these pieces we were hearing what the public was telling us and incorporated that into what we heard that the citizens wanted. Schneider stated in fairness to John, there were a lot of other people in town who were concerned with the smaller lot sizes and John flat hates it and as far as he understands, that is why he vetoed it. We on the other hand have a whole lot of reasons why we have the smaller lot sizes and that is why we did it. Schneider stated he knows there are a lot of other people who would like the biggest lot sizes we could possibly put in and there are people including John would rather that we didn't update the sewage treatment plant at all. His understanding is that is not an option anyway because we are already out of compliance. Staley stated what we all need to say when we are

questioned is we have the economic, the democratic argument and the regulatory arguments. Staley stated the worst thing that can happen is that development will be delayed for a year and the sewer treatment plant will cost more. Cramer stated and that will affect all of us. What are the economic impacts of the Mayor's decision? It will delay the sewer plant for a year which will lead to increased costs for the city, the current citizens and the developers which will be passed onto the new homeowners.

Resolution for update procedures for Comprehensive Plan and Development

Regulations revisions and updates:

Staley stated he found out from our CTED representative that we need to have a public participation plan. Basically we have to lay out for the City how we participate in the Comprehensive Plan process update and revisions. So this is what this Resolution is for, to say we understand there is a public participation plan.

Discussion regarding Landscape Overlay District:

Schneider stated they have some great ideas for landscaping and they are going to continue to work on that.

Continue work: Subdivision Regulations:

Who are our targets, who are we planning for:

Targets:

HO – Homeowners

BO – Business Owners

EO – Elected Officials

When we talk about what we are doing for Buckley, what our goals are. In order for you to get the best buy in for everyone to be behind you, you need to have certain groups behind you. Who are those groups? Those groups are the homeowners, business owners and elected official. What we are doing is not whether growth, but where. We want parks; we want a grid system for connectivity; we want smaller lot sizes for affordable houses (the placement is important); we want flexible lot sizes; etc. Now we need to find how we are going to put all these goals in our subdivision regulations. Are some of those things met and did we find some of these in the sample subdivision regulations that you have been reviewing. There are a range of subdivision codes, are they clear, is there too much information, is there not enough information, etc. Montgomery stated his personal favorite was Auburn's. Cramer stated she had to quit half way through Port Townsend's because it was too much. Cramer stated she liked Sumner and also some parts of Auburn's. Staley stated the difference between Sumner and Auburn is Sumner was more specific in their guidance. Cramer stated she like Sumner because it talked about information that we have talked about for our plan. Staley stated you can tell what Sumner's goals are in their plan. Staley stated from his view, Sumner does the best job of trying to make the city a good place. There are a lot of important things that Buckley wants. Port Townsend tells you no, you can't have it. Auburn tells you do these specific things and you will be fine, but there is no identity in Auburn. Cramer stated there were a couple good things in the Yelm ordinance also. Staley stated one more thing he would

like to say is we need to remember, regardless of what John did, we did get a unanimous vote from the City Council. We got that vote because we worked hard. He is here for a reason and the main reason is because of the Planning Commission.

Maas asked for the Planning Commission to be more accomplished, what exactly are we going to talk about next week? She feels frustrated because she has no plans. Schneider stated what Maas would like to know some specific areas of the subdivision regulations that we might look at. Staley stated what he will do tomorrow is relate some of the specific things to specific places in the plan. Maas stated she likes to think of definite things. Cramer stated she like the idea that some of these ordinances have actual language that we can use in our plan. Maas asked can we just take Sumner's and add or delete things we do or do not like about it. Staley stated no because he thinks there are good things in Auburn that Sumner doesn't do. Schneider asked maybe we can pick specific areas to look at so we can focus on those and compare them.

With nothing further the meeting was adjourned at 8:35 PM.

Wolfe Schneider, Chairperson