

Planning Commission
March 6, 2006

Chairperson Schneider called the regularly scheduled meeting to order at 7:06 PM.

The following members were present: Lisa Cramer, James Montgomery, Cindy Maas, Gordon Liebel and Ken Smith. Also in attendance was City Planner Dan Staley.

Chairperson Schneider stated we have an addition to the Commission meeting. Schneider stated he would like to preface that by saying he knows quite a few people in Kiwanis and they are a wonderful organization involved in many community services and an organization well worth our support. Mr. Jay Hambly from the Buckley Kiwanis would like to present a proposal from the Kiwanis. He is not sure if he will get approval from this group or if the Planning Commission makes recommendation to the Council. Staley stated the Planning Commission will make a recommendation to the City Council. Mr. Hambly stated they would like to put up a series of signs where you have a message by the time you get to the end of the signs. One of things they are trying to do in Kiwanis is promote what Kiwanis does for the community as well as promoting the kinds of things the community provides for its citizens and also encourage people to get involved in Kiwanis. They would like to put up a series of 8 signs 18" x 24" in size. They would be on the right side of the Highway coming into town from both Bonney Lake and Enumclaw. The signs basically state the different things that the Kiwanis supports and then at the end a sign stating "would you like to help". There is a company that is willing to donate the signs. Maas asked if the signs will be made by a local company. Mr. Hambly stated yes they are. Montgomery asked what the signs would be made of. Hambly stated probably the signs like the political signs with metal stakes. They would like to put them up two-three times a year for a couple weeks at a time. Cramer stated she works at the Food Bank and in December, they don't really need the donations but there are other times of the year that they do need extra help. Mr. Hambly stated he would like to contact the Food Bank and get ideas from them. Cramer stated the best portion of the code that fits this is Section 19.30.140 (A) Community Bulletin Board Signs. Liebel stated he feels it is a great idea but would like to know if we will be setting precedence by doing this or are we showing any kind of favoritism? Montgomery stated he would say the precedence that is being set is that this gentleman is coming before us to discuss the Kiwanis ideas and if any other organization wishes to do that they would follow the same procedure. Schneider stated this is a fairly unique situation because the Kiwanis is strictly a service organization; there are no paid officers, so if another service organization that meets those standards comes along he is guessing they would probably support it. Staley stated Liebel's question is a good one, in that we are exploring what limits we are going to approve something like this. Discussion ensued. Liebel asked about the last sign stating a certain company is donating the signs, are we then giving free advertisement. Montgomery stated in the Community Development Committee with all the donations of time and money, they have had plaques made to be put on the benches along the trail thanking them for their donations and they are allowed to leave them on there for two years without paying for them. It was suggested that the last sign be smaller print, stating who is donating the signs so the emphasis isn't on who made the signs. It

was the Commission's consensus to allow the Kiwanis to put up their signs 2-3 times a year for 14 days at a time.

Smith stated he had one concern in the first paragraph where it states "Smith stated that the Planning Commission and he as the head chair do recognize". It makes it sound as if he, Mr. Smith is the chair. Secretary Boyle stated she would clarify that. Cramer stated she does have one issue and that is we go back and forth with retention and detention ponds, should we be using just one term. Staley state we should probably use detention. Schneider asked if typos should be brought up at the meeting. Secretary Boyle stated if there are typos's the commission members can call her with those corrections but unless there are actually content corrections, they do not need to be brought up at the meeting. **Montgomery moved to approve the minutes of the February 6, 2006 Commission meeting with the noted corrections. Liebel seconded the motion and the motion carried.**

Complete Sign Code Discussion:

Council member Beverly Schneider came to the Commission with concerns regarding the projecting signs in the Downtown Review District. She is currently on the Community Development Committee and was on the Planning Commission when the sign code was discussed back in 2004. At the time the downtown review district stated the projecting signs could be no larger than 9 square feet. The nine square feet was 9 square feet on one side and 9 square feet on the other side for a total of 18 square feet. The Community Development Committee reviewed this because some business owners had complained. They recommended 24 square feet per side. The sign code came to the Planning Commission when she was on the commission and they dropped it down to 20 square feet per side. The sign code then got put aside for the past couple years and never went to Council. In the interim, Dr. Brooks requested a sign that was bigger than the existing sign code allowed and he went the City Council for a variance. The Council granted his variance based on the 20 square feet per side. She is here to recommend and to ask that the Planning Commission consider when they look at this that the 20 square feet total was not the intent of all the other groups that has looked at this. And the fact that the City Council approved a variance for Dr. Brooks, it would be hard for them to argue denial of another variance. Schneider stated for those of us who were here for all that time, we discussed this to death and he doesn't want to go through all that again. Schneider stated the main thing to him is we already have so many big signs out there and also as Bev mentioned he has heard from so many business owners that Buckley is business unfriendly. He is for the bigger signs as he was back when we first wrote this. Maas asked if this is something we can table until the next meeting so we can all go around and look at the signs. Schneider stated we have spent so much time; he would rather just go outside right now and look. Cramer stated her question has more to do with the type of sign rather than the size of the sign. She thinks there is a real different perception with the wall mounted signs rather than the projecting signs. Schneider stated there are two different types of signs that have different regulations for them. Discussion ensued. Staley stated to address part of the issue with the City not being business friendly, we have already decided to put a community monument sign on the highway that will list all the businesses on Main Street. Cramer asked what the status of that is. Staley stated they

have talked about doing something tall and lit on the Highway and then a smaller one further down Main Street to the downtown. He is still working on these. Discussion ensued. Schneider stated lets be aware that this doesn't affect the issue in front of us right now unless we are going to re-write the whole sign code, which her personally would prefer not to do. There has been so much time spent by the Community Development committee. There really is no question about what both the Community Development committee and the Planning Commission at the time meant on the projecting signs. They meant 20 square feet per side, not 20 square feet total as it states in this sign code. Secretary Boyle stated she listened to the actual minutes and it was discussed at 20 square feet total. Cramer stated she doesn't think they were looking at what was before and she remembers 20 square feet total. Schneider stated initially, they did intend to allow bigger signs and they didn't intend to do it by 10%. Cramer asked if most of the signs are 20 square feet or more. Staley stated there is a mix so this is a tough one. Schneider stated he doesn't want to over predict the City Council but he will go out on a limb and state that if the Planning Commission decides to only allow 10 square feet per side and someone comes in to the City Council and asks for a variance he is fairly confident they would get it. Cramer asked what the average square footage sign looks like in other neighboring cities. Staley stated Enumclaw is a good example, they got rid of their projecting signs, some were able to stay because they were grandfathered in. Staley stated the folks that do the design generally tend to prefer cleaner lines and less clutter so they wouldn't allow projecting signs. What Enumclaw has done to address that is you get the signs below the canopy at the pedestrian level. That is what people do to clean up the aesthetics of small downtowns. So when you are talking averages, you generally get rid of them. Liebel asked if we are supposed to vote on this tonight. Schneider stated he would like to see us do that and move on. Cramer stated the thing is half the committee wasn't here back then so she feels everyone should have a chance to review and are comfortable with it before it is voted on. Cramer stated in the new version we received tonight, the changes for the new zones designations have not been changed. Staley stated those will be changed, he received the wrong copy to begin with. Liebel asked if this has ever been approved and we are revising it. Schneider stated it is coming back to us for interpretation on the 20 square foot issue for projecting signs. This Planning Commission can go back and over rule the prior Planning Commission. He will say again that was both the Community Development Committee and the Planning Commission's decision. Liebel stated he would like to read the whole thing. Maas stated she really thinks if someone is asked to vote on something, they should have the chance to read it in its entirety. So why don't we discuss the things that Staley highlighted and then vote on it at the next meeting. There was a long discussion on how to clarify the wording on this. Liebel stated he is with Cindy; he would like to read this before we vote on it. Montgomery stated he would like to read it also. Schneider stated his understanding is that is the reason it was brought to the Commission, if the Planning Commission feels the intent was 20 feet per side then we can deal with it now. Maas stated there are other things that Staley has highlighted in here. Staley stated it all deals with the projecting signs because there are different sizes within different zones. Staley stated there is one other issue and that is in the NMU zone which is in a residential area and the square footage per side for that is 24 feet. He feels that is too big, he also feels the 20 square feet per side is too large for having them in and or next to the residential

areas. Discussion ensued. Staley stated he is hearing that some people want to read this before we vote on it. After another lengthy discussion as to whether or not the commission wanted to vote on this tonight or not. It was the Commission's consensus to have Staley make the changes and then have it come back to the Commission at the next meeting. Staley stated he will clean up the zoning and put both interpretations in the zones and then it can be voted on at the next meeting.

Work Plan and Website:

Staley stated the reason he brings this up is he wants to finalize the work plan. We have some pressing issues. One of those is the landscaping ordinance that the committee has been working on. He gave the commission the landscaping ordinance. Staley then did a diagram to show what the landscaping plan will look like. We need to look at how to landscape detention ponds and set some landscaping standards for them. We also need to finish up the subdivision regulations. Staley stated he is going to, in the near future, give an actual draft Buckley subdivision regulations to go through page by page.

The next meeting will be March 20, 2006

With nothing further, the meeting was adjourned at 8:58 PM.

Wolfe Schneider, Chairperson