

Planning Commission
April 11, 2005

Chairperson Schneider called the regularly scheduled meeting to order at 7:02 PM.

The following members were present: Lisa Cramer, Sandy Ramsey, Ken Smith, Cindy Maas, James Montgomery and Cristi Boyle-Barrett. Also in attendance was Planning Director Dan Staley and staff member Gwen Rousseau.

Montgomery moved to approve the minutes of the March 28, 2005 commission meeting. Ramsey seconded the motion and the motion carried. Maas moved to approve the minutes of the April 4, 2005 commission meeting. Ramsey seconded the motion and the motion carried.

Deliberation on 112th:

Maas stated because Wickersham Basin is not a real attractive area, make that area the industrial area. She would like to not see apartments as we are coming into Buckley. She would like to see more residential out in that area because if we zone everything on Hinkleman and 112th commercial, the only place we have for residential growth is the loop around Rainier School. There was also question by the commission as to what the density would be in the RB. Schneider stated he doesn't believe anyone wants high density residential in this area. Most of the property owners know that eventually will be light industrial when the demand comes. Schneider stated a lot of the concerns that were discussed on Hinkleman would extend to 112th and the same solution might apply, which would be leaving RB as RB and the current IP as LI. There was discussion about making the SEFNCO property LI and also the boat shop that is on 112th. Schneider asked if there was a consensus basically doing the same thing on 112th as we did with Hinkleman. Ramsey stated she wants to leave it all LI as we originally had it. Discussion ensued. Boyle-Barrett asked if we are going to spot zone on the back off of 112th, how will that affect general commercial on Highway #410? Staley we are going back to some of the things we had before and concentrate of the important things we want to do right now. The Highway #410 portion is not an important change right now. We are going to put back generally what we had before and change the labels and concentrate more on the portions we feel are important. The loud contingent of the City drove the discussion at the hearing and they felt it was a bad idea because it would affect their taxes. So the commission decided to not change this area. Now on 112th is that the same thing, are we going back to how it is before? Is that appropriate? Staley stated we need to tweak the RB zone a little and make it broader. Staley ask are we going back to the RB and changing the IP label to LI, is that all we are doing? Rousseau stated she thinks the question is what is the RB and if that is going to allow LI. Schneider stated the LI has been happening in the RB all along. Boyle-Barrett stated the point of making that area LI was to keep residential out and her only concern is if you zone RB you are increasing the likely hood of increasing the homes and you are not discouraging light industrial by having the RB zone. Schneider stated he doesn't think there is a problem with houses coming in anytime real soon, the areas that are going to be developed are those that are zoned residential. His concerns are taking away peoples property rights with no immediate reason to do so. There was a long discussion about what the RB zone should be called; should we have two RB zones and what would those regulations be under each zone. It was the commission decision to have Staley try and figure this out and table this until the next meeting.

Deliberation on MDR8 zone:

Cramer would like to know if it has been identified from the letters and comments received which areas within the MDR8 zone are in favor so we can see if they are in the same general area. Staley stated there are some folks that would benefit financially if it were to go to MDR8. Cramer stated if everyone that were in favor were in the same general area, it may make it a little easier. Staley stated we have to look at what is best for the community. Staley stated one of the objections was we don't like this plan, lets just do R-4. If you build everything with ¼ acre lots with \$350,000 dollar homes, you don't have affordable housing and that is one of the goals within the Comprehensive plan is affordable housing. We already have an R-5 zone so why don't we just start with that. The key in his mind is if we take the taxes out of the picture, the small town feel in the opinion that open space is going to go away and we don't want 5,000 people within a 5 minute walking distance. Schneider stated his concern in making affordable housing a point of contention in our density is that he really doesn't believe it will be effective. Staley stated if you have flexible lot sizes or variable lot sizes on a street and you have an 8,000 square foot lot and right next to it a 5,000 square foot lot you are looking at a house that is probably 500-700 square feet smaller which is approximately a difference of \$40,000. The issue we have to overcome is we are putting in a lot of houses in this area and is that what the community wants. Schneider stated he hasn't talked to anyone in the community that said yes it is, except a couple people that want to sell their land, they say absolutely not, they don't want all these people and extra traffic. Smith stated he has heard the same. Boyle-Barrett stated she still believes in the MDR8 and what we have done. She lives on Perkins Street which is roughly MDR8 she has neighbors that are not that far away and it is a wonderful part of town. That is what she has envisioned in the area between Collins and Ryan out to Rainier School. This is the area that needs to be developed. Maybe we don't need to go all the way out to Rainier School with MDR8. Boyle-Barrett stated she has always envisioned have the lesser population on the outskirts of Ryan and Collins and have the higher density in the center so we can meet our density targets. Staley stated yes you will meet your density targets but you have to have the community support on this. Staley stated the thing we need to focus on is how to properly frame this thing to educate the public. In his view in order to get what we want, we can't get it all at once. You have to take some things and win the battle, build trust and take on the other issues later. Boyle-Barrett suggested we have the MDR8 go to Sergeant Street on Collins and then come down with a slight jog to the north down to Ryan Road, then all the rest to the east leave at R-5. Maas stated why aren't we making the lower density R-4 instead of R-5, which is what everybody voiced their concerns about. It was the commission's decision to go with Boyle-Barrett's recommendation from Collins to Ryan and to leave the other areas we have listed as MDR as MDR and also the HDR as HDR. There was more discussion about changing the names of the zones. It was the commission's consensus to have LDR2 changed to R-20,000; LDR5 changed to R-8,000 and MDR8 changed to R-5,000.

With nothing further the meeting was adjourned at 9:05 PM.