

Planning Commission
April 18, 2005

Chairperson Schneider called the regularly scheduled meeting to order at 7:00 PM.

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

Montgomery moved to approve the minutes of the April 11, 2005 commission meeting. Ramsey seconded the motion and the motion carried.

Citizen Participation:

Rebecca Esser, 1788 Ryan Rd. She is here tonight to thank the Planning Commission for all the hard work that they have put into this plan. She along with several of her neighbors support the proposed zoning code. She strongly supports the MDR8 on Ryan Road north to Rainier School. The reason she supports this is she and five other property owners have formed a coalition and have a developer looking at their property to develop the kind of housing that will best suit the needs of the Buckley home buyer. The developer her coalition is working with will be able to offer new homes in the high 100's to low 200's if they are allowed to place approximately 8 homes per acre. She fully supports the rezoning that the commission has proposed and urges the commission not to change that proposal to MDR5 in the area her land coalition described. Maas asked if any of the coalition members attended the public hearing and voiced this support. Ms. Esser stated she did attend but was intimidated and didn't speak.

Tim Tieken, 1817 E. Mason Ave., his reason for coming is much the same as Ms. Esser has spoken about. He came to Buckley in 1988 and was brought up a small town boy and wanted to retire back to that set of circumstances and Buckley was attractive to him. But the facts of life are we have a growing population here and we need to plan for that and staying rural and pasteurized where he lives to him is ludicrous. The land has to be developed. The developer their group has been working with has a problem in that it is not very efficient to put large homes in that area. It is very costly which brings that cost to the home owner and then does not allow for affordable housing. We need to get the density to an affordable level. He did attend the first public hearing but did not get a chance to speak and then was not able to attend the next public hearing. He did talk to Administrator Schmidt and was hoping that his support was passed onto the committee. He thinks the zoning proposal is reasonable and in future Buckley's best interest.

Accessory Dwelling Units:

Staley stated we have had a couple issues come up in the last week wanting to know about accessory dwelling units. There are a lot of questions that have come up such as what happens to the ADU once the mother-in-law leaves. Parking is an issue and also whether or not a second sewer connection is required. Staley just wanted to bring this up to the commission because we have allowed ADU's in most of our residential codes and there are some real gray areas. Maas stated she would like to voice her opinions on this.

There are definitely requirements that need to be set for all ADU's. First of all no manufactured homes. When the mother in law is gone, they become rentals. Anyone that builds an ADU they must have an easement to go beside their property to accommodate for parking for the ADU. The only way it can be broken off is if there is more than ½ acre and if it is built so the main primary home gives an easement to the back property and there is enough square footage and it meets the requirements of the zone, then it can be sold as a separate parcel and home. Ramsey agreed there should be no manufactured homes. Maas stated if you have enough room and you can put it on the property by meeting the city standards and requirements then they should be allowed. There was a lengthy discussion about ADU's that are attached to the house versus stand alone units. Ramsey stated she feels there needs to be a minimum lot size for ADU's. Staley stated he will look into getting more strict standards written for the ADU's.

Public Meeting Format, Objectives and Date:

It was the Planning Commission consensus to have the public meeting on Wednesday May 25, 2005 from 6-8 PM at the Multi-Purpose Center. The public hearing will be June 13, 2005 but will not be advertised until after the public meeting.

Public Meeting Format and Framing:

Staley stated he feels the open house format is the way to go. The public was asking for dialog and this is the way we can give it to the public. The open house layout will come out of the objectives from the public hearing. We need to pick 3-5 objectives to explain at the open house. We will have different stations (tables) set up for each objective. One suggestion is asking the community if they don't like it what would they do and have them sign their name. The objectives that were picked were density, taxes, traffic, parks and storm water. We need to answer the why's such as why do we have 5,000 square foot lots. Answering the whys is how we need to frame for the public open house. Staley stated once we get the objectives, we will start do phrases so everyone is on the same page. One of the issues that should be framed for the density issues is the Growth Management Act. Ramsey stated one other thing that could be brought into this is the Tim Eyman issues. Staley stated he will make a short list of reasons why on all the issues for all the Planning Commission members so they can study that and have everything fresh in their minds for the public meeting. Staley stated one of the things he would like to do for the next meeting is spend some time with these objectives and words and phrases we will use. We will also go over the numbers out of the decision we made last week for the zoning. Staley stated the other thing we need to do discuss a zoning issue that he found last week. There is an area next to Dr. Ross Vet Clinic that the proposed zoning is Central Commercial and right now it is zoned residential. It was the commission's consensus to zone that back to residential. Staley stated right next to that area where we zoned it HDR up to Couls behind Rose Place, there are some vacant parcels that do not have arterial access. Ramsey stated their thought was for the future and put it next to other apartments. This will be reviewed further and if it is not appropriate there where would an alternative place be for other high density.

Maas asked if we are going to talk at all about what the two people who came tonight to talk about. Schneider stated we are going to have to revisit the issue of where we drew

the line so we will have to come back and talk about it some more. Mr. Sundstrom stated he is only one person but he opposes putting eight all the way to Rainier School. He feels the Planning Commission made a good decision at the last meeting.

The next meeting will be April 25, 2005 at 7:00 PM.

With nothing further the meeting was adjourned at 8:48 PM.

Wolfe Schneider, Chairperson