

Planning Commission
April 25, 2005

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

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

Montgomery moved to approve the minutes of the April 18, 2005 commission meeting. Ramsey seconded the motion and the motion carried.

Administrator Schmidt would like to thank all the commission members for their cards, thoughts and prayers during his health issue.

Administrator Schmidt stated the House Bill 2171 passed that will give us the extension to the end of the year and makes us eligible to apply for the Public Works Trust Fund loan.

Capacity information:

Staley stated the reason he sent this is because the major objection we talked about last week was the number of houses we will be putting in. Staley then went over the matrix with the planning commission. R-5000 there are 430 parcels and 228 acres the median value is \$132,200. R-8000 there is around 700 acres with the median value being \$151,200. The important thing he wants everyone to think about is what a lot of people were talking about is they want their children to live here. Staley stated in the potential summary if you add everything up there will be more housing units than we have capacity with the sewer plant upgrade. Staley stated what he would like the Planning Commission to look at is 6,000 sq. ft. lots rather than 5,000 sq. ft. lots and have within the subdivision regulations density bonuses so a developer can still get lots and homes that allow for first time home buyers. Staley stated he would like to change the language from affordable housing to first time home buyers. Discussion ensued. Schneider stated he would feel a lot more comfortable going in front of the public having some changes and he is also nervous about zoning to the point that we would not have enough sewer and water connections. Staley stated what concerns him the most is the fear that drives the public in what they perceive in what we are trying to do. So having the larger lot sizes, that addresses the fear and then within the subdivision regulations, we can address the flexible lot sizes so we can get the first time home buyer homes. Montgomery stated he likes the idea of flexible lot sizes to get away from the cookie cutter type neighborhoods. Having the 6,000 ft lot sizes, will give us more opportunity to have the density bonuses so we can get more of the things we had been looking at in our design committee. Rousseau stated that has been one of her concerns if we give all the density away, it doesn't give us any incentive for density bonuses. Schneider suggested doing 7,200 sq foot lots for everything instead of having two different lot sizes to make things easier. The Commission did not agree with that. Maas stated she thought one of the main goals was for affordable housing and now we are selling out our idea of affordable

housing because a small percentage of people came and voiced their opposition to it. Montgomery stated he thinks a lot of people misconstrue affordable housing and think of it as low income housing. Discussion ensued. Maas asked how many acres within the 5,000 proposed lots would be available for the variable lot sizes. Staley stated he doesn't have that figure off the top of his head but there is potential for the density bonuses. Maas stated she is worried about the affordability; so many other cities have gone to smaller lots sizes such as Sumner is now 4,000. Administrator Schmidt stated the market is going to control the prices.

Framing Language for Zoning Proposal and Information available for the Public meeting:

Staley stated he came up with some framing language that he has named "Buckley, brick by brick", which lists the objectives and has put them into sample sentences. He has heard that he wanted first time home buyers and the commission would rather have affordable housing which is fine.

Maas stated there is one sentence in here stating we need more parks. She remembers when Tamarah was here she stated we have too many parks. Administrator Schmidt stated what the City needs is more active parks.

There was discussion about having all the elements of the comprehensive plan available at the public hearing. Administrator Schmidt stated the only thing we need to be careful about is that these are not subject to changes at this point. Staley stated he would like to have them here more for reference as to why we are doing the zoning the way we are. Staley stated he will do a one page executive summary on each element.

Rousseau stated one of the things she would like to add to the Transportation Element is a future street plan to solve the connectivity issue. She would like to get one made up so the planning commission can look at this. Staley agreed with this, however he is looking at the August 1st deadline and he doesn't feel we can add this right now but it is definitely something we need to have later on. Rousseau stated she will make a map and we can discuss it but not necessarily adopt it at this time.

Maas asked how we are going to convince the people that our Engineers have created a detailed storm water plan. Staley stated they created the plan to address storm water issues. This is part of our capital facilities plan. There was also discussion about the water rights and how many water connections we have available.

Determine what products we want available at the public meeting:

Staley stated we know that we want the elements and we want a summary for each element.

Maas stated she does not want to have this wetland map. She feels it is very outdated and should not be shown. Staley stated that is the latest map we have.

Boyle-Barrett stated we need pictures and descriptions of what R-5,000 and R-8,000 is and they need to be pictures from Buckley and we need to make sure they are accurate. Another topic discussed is how to convey to the public the costs of providing services. The higher the density the cheaper it is. There was a short discussion regarding taxes and Schneider stated we need to explain to people that we changed the areas (Hinkleman and 112th) that we have control over and in the other areas, taxes are going to go up regardless of whether or not development occurs. Boyle-Barrett asked regarding the traffic, is there an updated DOT plan to see what the State is planning on doing and also what is happening with the SR165 intersection. That is a positive issue that we could have here.

With nothing further the meeting was adjourned at 8:55 PM.

Wolfe Schneider, Chairperson