

**Planning Commission
May 1, 2006**

Vice-Chairperson Montgomery called the meeting to order at 7:05 PM.

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

Due to a lack of a quorum, the regular agenda items will not be discussed, there will just be a workshop and the minutes from the April 17, 2006 meeting will be approved at the next meeting.

Questions about the hearing on the 15th:

The public hearing for the Sign Code and the Planning Commission rules and regulations will be held on May 15th at 7:00 PM. Staley stated he hasn't heard from many people on the sign code. He has only received a couple calls and one was regarding the sandwich board signs on the Highway. There may be some discussion regarding the projecting signs. Liebel stated he didn't read anything about neon signs. Staley stated you can have neon open signs but you cannot have anything flashing. There was a brief discussion of how the public hearing should be run.

Maas stated she noticed on the agenda, that we still don't have the updates for the planning commission. Staley stated we still don't know exactly what the commission wants. He was hoping that a decision would be made by the body to list some things that they would like updates on. Staley stated how about him providing information that will at some time in the future affect a decision the commission will be making. The commission needs to network to let Staley know what it is the commission wants.

Subdivision Regulations:

Required Improvements – Full subdivisions –

Because no decisions could be made due to a lack of a quorum, there was discussion regarding development issues within full subdivisions such as pedestrian infrastructure. Liebel asked for clarification of appurtenances. Staley stated it would be like stop signs, traffic signs, street markings, etc. Liebel stated one thing that is not listed in here is mail boxes and there was a brief discussion about that. There was also discussion about the bus stops, to follow the comprehensive plan, pedestrian, bike and buses are non-automobile oriented so maybe we can have wording that states appropriate non-motorized infrastructure or transit infrastructure or non-automobile infrastructure so we can get bus stops. There was a brief discussion regarding planter strips and what we require now and what we would like to require. Right now with the size of the right of ways, the largest planter strip we can require is four feet, which doesn't allow for any larger trees. Our dilemma is what we do with the planter strips because the size we have now doesn't work. There was also discussion about street widths, alleys and pedestrian

safety. There was a short discussion on how to get businesses here to help Buckley survive.

Landscape Overlay District:

Maas had a question about the berms with a 3-1 or 2-1 berm. Staley stated for example every three feet you go out, you go one foot up. Maas stated she doesn't like berms and doesn't really know what the point of the berms are. Staley stated the reason we have berms are it runs noise up and it gives extra height where you don't have to have as big of shrub. Maas had a question about native soil; she has concerns about using that. Staley stated what Maas is concerned about is because of the sub-soil, not the top soil. Maas stated the topsoil isn't great either. Staley stated that is because it is old and worn out. Maas stated she doesn't know of anybody in Buckley who plants a garden that doesn't raise it up and bring in more topsoil, because it is just mud. Staley stated what the regulations say is instead of bringing in a bunch of fill that has zero nutrients; we want them to keep the native soil. He is amenable to not using the native soil if they can bring in soil that is good. Liebel stated shouldn't this be more of a depth issue rather than a soil issue.

With nothing further the meeting was adjourned at 9:09 PM.

James Montgomery, Vice-Chairperson