

Planning Commission
May 2, 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, Cristi Boyle- Barrett, James Montgomery and Lisa Cramer. Also in attendance was Planning Director Dan Staley.

Cramer stated she has some corrections for the Utilities/Capital Facilities Element. Schneider stated unless anyone objects, if there are corrections that need to be made, he is perfectly comfortable having them go straight to staff to correct things. Boyle-Barrett stated there was one thing she noticed and that is when talking about the well on Levesque it states that it is off Levesque and Second Street. Second Street is on the other side of town. Montgomery stated maybe they are referring to the Second Street within Rainier School. Boyle-Barrett stated they may be, however, people in town don't know the streets within Rainier School, they only know the streets in town, so maybe this should be clarified.

Scheduling of Public Hearing for the Utilities/Capital Facilities Element:

Staley stated one of the things that was a concern is where more schools are going to go to accommodate the growth. He didn't know if we wanted to address this within the Capital Facilities Plan. Schneider stated it is really not up to us to decide that, it is the School District's decision and whatever they decide they will do regardless of what we think. It was the commission's consensus to schedule the public hearing for June 6, 2005 at 7:00 PM.

The public hearing for the zoning public hearing will be June 13, 2005 at 6:30 PM at Elk Ridge Elementary.

There was a brief discussion regarding the Critical Areas Ordinance and where we stand with it. Staley stated there were a few changes made and everything is in line with the Department of Ecology's guidelines, other than the buffers.

Discuss MDR Zone:

Staley stated this is the agenda item we went over last week that we were going to think about and discuss again this week. Schneider stated the only thing that has not been agreed upon is whether or not the MDR zone should be 5,000 or 6,000 square foot lot sizes. Smith stated he thinks 5,000 works best. Montgomery stated he feels that is ultimately what we want to strive for, however we have things we want the developers to do and the way we can do this is with density bonuses so if we went with 6,000 we would be able to achieve this. Schneider stated there are other reasons he prefers 6,000 is if we go with 5,000 we will not have enough sewer hookups, he also has some trouble with zoning for density that an appreciable portion of the town doesn't want. He also has concerns as to what will pass the City Council. Smith asked if we have a definition of neighborhood. Staley stated we do not. Boyle-Barrett asked if we have to decide this

tonight. Staley stated not necessarily. Cramer stated it would be a good idea though so we can move forward and she then asked if there was a specific question that could be answered tonight. Boyle-Barrett stated she is still hung up on the issue if we do 6,000 that we run the risk of building large expensive homes and not have the affordable housing. Staley stated if we have the 6,000 square foot lots, we have the density bonuses within our subdivision regulations so that we would have the flexible lot sizes. Boyle-Barrett asked how the 6,000 sq. ft. lot sizes increase flexibility. Montgomery stated 5,000 sq. ft. lots is about the smallest you want to go and have single family homes on it. Schneider stated you could go smaller, but he doesn't think anyone wants to go lower than 5,000. Schneider stated if you already have 5,000 sq. ft. lot sizes and we don't want to go smaller than that, then there is no incentive to do the other things we have asked them. Boyle-Barrett asked what the incentives are. Schneider stated some are land for parks and trails, alleys so the garages can be off the back yard, front porches, etc. Maas stated she is confused because Schneider stated we don't want to see anything smaller than 5,000 sq. ft. lots and yet there is definitely room for 4,000 sq. ft. lots. Schneider stated he is not definite on the 5,000 sq. ft. lots. Boyle-Barrett stated her uneasiness is we are not doing the subdivision regulations. Staley stated we ARE doing the subdivision regulations; we are just not doing it right now. Boyle-Barrett stated if it is going to turn out that the density bonuses are not going to be beneficial to the developers, then we have all 6,000 sq. ft. lots. Montgomery stated if you zone the area 5,000 sq. ft. lots, it doesn't have to be developed at 5,000 but will the developers develop at 5,000 sq. ft. lots. Maas stated absolutely. Staley stated there is no best answer; there is a compromise we have to make. We know we need to develop in an efficient matter but we also need to do something that the City Council is going to go with. Montgomery stated one thing people didn't like is the setbacks we had on the smaller lots they like the 8 feet on one side and 12 feet on the other so if we were to go back to that, you wouldn't get the bigger houses on the 6,000 sq. ft. lots and we can also regulate how big the houses can be. Schneider stated the way to do that is with the floor ratio area. Rousseau stated the other thing you could do is inclusionary zoning. Ramsey stated with all the meetings we have had and hearing everyone talk, she doesn't feel 6,000 sq. ft. lots are unreasonable. Schneider feels that 6,000 is an equitable compromise. Marvin Sundstrom stated one other issue you need to look at the impervious surface coverage. The more property you cover the harder it is going to be to get rid of the water and everyone knows we already have a storm water problem. Maas stated she will go with the majority if the commission promises we do the flexible lot sizes.

Discuss Final Items for Open House:

There was a lengthy discussion regarding how the open house will be set up and who will staff the different tables/stations. The commission decided on the following areas and who will man them.

GMA Process/Why are we doing this:

Lisa & Cristi

Zoning Overview:

Dan & Wolfe

What's it going to look like/Design:

James & Ken

City Impacts related to Zoning Station/Comp Plan:

Dave & Gwen & possibly someone from Gray & Osborne

Ryan Road Re-alignment:

Cindy

Taxes:

Sandy

Gwen stated she will work on the permitted uses chart and come up with uses for the RB-LI and RB-GC and send it to everyone to review.

Smith brought up to the Commission the idea of Urban Reserve Area. He would like the commission to look at this and it basically states encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. You are not saying you aren't going to build, you are saying you are not going to up-zone until it is ready to be constructed. Smith stated he spoke to Ike at CTED and he agreed with him. Staley asked where he is proposing this Urban Reserve Area go. Smith stated we don't have to do this but he felt the line that has been drawn would be a good start. He has talked to a lot of citizens about this and they think this is a good idea. Schneider stated his immediate reaction is that this negates everything we have done in the last six months on the zoning. Smith stated the zones will go there, just not right now. Schneider asked what is the purpose of not zoning it that way now. Smith stated because you are not up-zoning something prior to being able to develop, the treatment plant is not going to be up and running until 2007/2008. Cramer asked how would the developers do planning if the zoning isn't there. Smith stated you can up-zone every year. Schneider stated he believes we can do this; he is just not sure why this would help us or the citizens that live in this area. Smith stated he has heard people say we are forcing them to do this and are taking property rights away. Rousseau stated the only way you are taking property rights away is if you are down zoning. Discussion ensued. Rousseau stated maybe this refers to urban growth boundaries which Buckley doesn't have any urban growth boundaries. Smith stated he would do some more research on this. Schneider stated rather than more research we could use an explanation on what exactly this is and how it would help and at this stage of the game he is not sure it would be a benefit. Maas stated when we get our sewer plant expanded in the next few years then maybe we could expand the urban growth area and leave that in reserve. Schneider stated that sounds great.

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

Wolfe Schneider, Chairperson