

**Planning Commission**  
**May 23, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:05 PM

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

Montgomery moved to approve the minutes of the May 16, 2005 Commission meeting as corrected. Ramsey seconded the motion and the motion carried.

**Citizen Participation:**

Mike Lanphere, 1695 Ryan Road, stated on the proposed zoning, all the property around him is zoned R-8000, however his is zoned R-20000 and he would like to see that changed to R-8000. Staley stated the reason this one parcel stayed at R-20000 is because over 50% of it has slopes on it. Mr. Lanphere stated on his property from Ryan Road to the ditch is flat which is 3.5 of the 4 acres and then at the back side of the ditch it does go up fairly steep and then plateaus out again and slopes gradually. A developer contacted him and likes this feature, so if the zoning stays this way it will seriously mess up his deal with the developers. Schneider stated the last thing we want to do is under zone people who prefer more density unless there is a specific reason. Schneider asked if there were neighbors that own other parcels. Mr. Lanphere stated that would be Milt Heins. Schneider asked if Mr. Heins cared one way or another. Patrick McCleary, PO Box 37, Wilkeson WA., stated they are in the process of acquiring Mr. Lanphere's property along with other properties around his with the proper zoning. Staley asked what they proposed for building on the slopes. Mr. McCleary stated they probably would not be building on the slopes, it is not conducive. Schneider asked if there is any reason we could not accommodate that change. Cramer stated she is concerned regarding the other property owner who is not here. Staley stated he would remind the commission that a lot of that area has a steep slope which is why he stated we could split the zoning because we don't have a standard; he left this at the R-20000 zoning. Schneider stated he would like to draw a straight line to clean this up. Cramer stated this would also take care of spot zoning. Staley stated the question is on this particular parcel, is the majority of the parcel developable. Schneider stated as he read the information from GMA, the only justification we have for down zoning is if it really is a critical area. We have three choices; leave it as it is, zone it based on the contours or just straighten out the line. After discussion it was the commission's consensus to change the zoning from R-20000 to R-8000 drawing a straight line as the property owner requested. There was a short discussion afterward on dealing with people who are coming in on an individual basis requesting zoning changes.

**Review and Clarify material for Open House:**

Schneider stated he has worries about the density and he has mentioned several times that he doesn't feel it will go through the council, however, he understands the reasoning for it. His question is when we are talking about R-8000 realistically what will be the

average home per acre. Staley stated there are a lot of issues that have to be factored into it but a safe amount would be just over 4. Cramer stated it is helpful to describe it with all the other factors that go into it. Schneider asked about R-6000. Staley stated it would be approximately 5.5. Schneider asked about the statements regarding providing a variety of residential densities and housing types, do we meet those standards or will we be challenged on this. Staley stated what the GMA act is saying is you should have a variety but we are not going to tell you how to get that variety. We don't want all our eggs in one basket, if you zoned the entire City at 4 units per acre, you don't have a variety. Schneider asked what the mandate on us is if we don't have a variety. Staley stated if someone gets mad and decides to look at the zoning, it would not be in compliance with the Comprehensive Plan then there is the possibility of not be able to apply for grants and low interest loans.

There was a brief discussion about the amount of acres available for development and how many homes would be in the R-6000 and R-8000 zones. There are approximately 377 acres of vacant residential land which will allow for approximately 450 homes in the R-6000 land and double that amount in the R-8000 zone.

The commission then broke away to a round table to discuss the handouts for the open house.

With nothing further the meeting was adjourned at 8:14 PM.

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Wolfe Schneider, Chairperson