

Planning Commission
August 23, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:41 PM.

The following members were present: Cindy Maas, James Montgomery, Terry Wade, Sandy Ramsey and Lisa Cramer. Cristi Boyle-Barrett was absent.

Wade asked if there was any information about the Meadow Mountain Estates Phase III Final Plat. Administrator Schmidt stated they are still looking into this and will bring it back to the next meeting.

Gwen would like to remind everyone of the public meeting for the Railroad Right of Way Master Plan. This is being prepared by a couple of the U of W students. They have three alternatives that they will be presenting here at the Multi-Purpose Center on Saturday August 28, 2004 from 9:00-12:00.

Schneider reported that he attended a foothills trail work party and met some very interesting people. He talked to one person regarding the Coeur d'Alene trail in Harrison Idaho. He found out a lot of interesting information on how a trail can bring people into town.

Wade asked Administrator Schmidt if he brought the article from the Tacoma News Tribune regarding the closing of the access into Carbon River. Schneider stated he would like to know if the Planning Commission would be supportive of him writing a letter to the Senators supporting keeping this open. The commission was agreeable to this. Wade also suggested that Wolfe go to the entrance of the park and have a petition there for people to sign. Maas asked who the common person would write to. Administrator Schmidt stated to the Senators. Schneider stated he would hope to have a draft to bring back to the next meeting.

Report back from the Zoning Subcommittee recommendations:

Decision Making Criteria – Gwen stated there were things that were talked about at the last meeting so when we are trying to make a decision we could look at these criteria to make sure we were meeting them all. What the criteria are made up of are the goals of the comprehensive plan and there are two were pulled from the GMA. The change that was made is adding the wording livable wage.

Population and employment figures to plan for- At this point we need some consensus. We are going with a range for the population. Technically under the GMA the allocation that Buckley has been given is 5,200 by the year 2022 so that is all we have to plan for in the next 20 years, however there is also the mandate that you cannot zone under four units per acre which will push us over 5,200. There is still what population we need to plan for and a more realistic population growth would be between 7,500 and 9,000 by the year 2024. Maas asked what the average person per household is. Gwen stated the average is 2.65 per household. Dan stated for purposes of zoning, if we were to zone

everything R-5 single family and build out with the critical areas and everything in town we figure we could get 750 homes which would be approximately 2,000 people. Schneider stated one other thing; he feels the commission will be asked is what actual consequences are if we chose to zone properties less than 2 units per acre, because there are people who are going to believe that we don't actually have to zone a minimum of 4 units per acre. Administrator Schmidt stated you can receive an order from the State and then if you don't, he doesn't know what the punitive damages are but we could be restricted from getting any loans or grants from State agencies. Without grant funding, the City would be extremely limited on projects we would be able to do.

Zone Classifications:

The committee came up with different zone classifications and then the entire commission can make the decision as to where these zones should be located. The classifications they came up with are: Low, Medium and High Density Residential. The abbreviations are LDR, MDR and HDR. These would be the City's own definitions and we would come up with the purposes and limitations within these densities. LDR2 – 2 units per acre that can be located within areas that have value wetlands or steep slopes. The areas they feel meet these are the high slope areas on the southern city limits. LDR5 – 5 units per acre and they went with this because that is what is mainly in the city right now. MDR10 – 10 units per acre, the reason 10 came up is because the town was originally laid out on 40x100 sq. ft. lots, so that would work out to 10 units per acre. There was a brief discussion that the design review committee had stated in their sub-committee tonight that they don't want this small of lots and with small setbacks. High Density Residential was discussed and not yet quite decided on. They discussed 16, 20 and even possibly 30 units per acre. There are some three-story apartments in Enumclaw, which would be 30 units per acre. Discussion ensued. There was also discussion regarding the height limitations and whether or not the three story apartments would fit within the height standards. Administrator Schmidt stated you could allow a provision for going past the height limitations as long as it doesn't block anyone's view. Administrator Schmidt encouraged the commission to go look at the apartments in Enumclaw. Gwen stated to also think of the things you don't like about them, trying to think of ways to prevent those things from happening through design guidelines or performance standards. Gwen stated in her opinion she still feels neighborhood stores are a great idea and she would like to see commercial zoning at the intersections. Discussion ensued regarding how to locate zones on the zoning map. It was decided on by the commission that the sub-committee will come up with some recommendations on where the zones will be located. Gwen stated she feels if anyone wants to take a map and come up with some other recommendations that would also be informative.

With nothing further the meeting was adjourned at 9:17 PM.