

**Planning Commission**  
**August 29, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:03 PM

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

**Boyle-Barrett moved to approve the minutes of the August 15, 2005 commission meeting as corrected. Cramer seconded the motion and the motion carried.**

**Discussion on Critical Areas Ordinance:**

Staley stated he provided everyone with the pages of the changes that were made from August 15<sup>th</sup> meeting. Staley noted to the commission that because the public hearing was not posted properly, we do have to hold the public hearing again. Staley stated there were very few substantive comments made and the ones that were made were those of clarification. With the mapping the way the verbiage was in the document, he cleaned that up and then in Section E, there was some indication that the previous planner was attempting to work on a critical areas map and he can kind of tell there was an attempt so that is where this verbiage comes from. Staley stated he didn't have much to do with this document but he would like to say it was a very good document and the Planning Commission did a great job putting this together. Basically what he has done is eliminated Section E on page 7 and reworded it stating these maps may show wetlands on them. Most of these maps don't pertain to the development areas. After the listed maps he has made an explanatory section stating the City of Buckley will attempt to maintain a current inventory of the above referenced maps. Staley stated he has also updated the definition for streams adding a clarifying statement for Spiketon ditch. On the 19<sup>th</sup> we will have a new hearing. Cramer asked if the people who already spoke know that these changes have been made. Staley stated the corrected document is on the website now.

Boyle-Barrett asked if the document that Smith wanted for the Spiketon ditch maintenance contract has been found. Staley stated it has not. Boyle-Barrett would like to get a copy of that prior to the public hearing.

Boyle-Barrett asked about 12.10.360 notice of title. Staley stated he added verbiage stating development proposal (e.g. short plat, long plat, subdivision, boundary line adjustment or other action that requires a land use permit) so this clarifies that this is only when a development proposal is taking place. Cramer stated in the minutes it talked about Cindy having an question about the Muckleshoots and whether they had an issue with this, is there anyway to get this information. Staley stated when we do the SEPA for the Critical Areas Ordinance; they are notified so they will have this document. Staley stated when he mails this out he will also do a follow up phone call to them.

**Subdivision regulations:**

Staley stated the one other thing he had is to get everyone's thoughts flowing regarding the subdivision regulations. By September 19<sup>th</sup> we will be getting ramped back up on a regular work basis. Deviations from the traditional mechanical approach to the subdivision of land are encouraged in order to facilitate the ultimate development of the land in a manner that will be commensurate with contemporary living patterns and technological progress. What are we talking about? We are talking about the connectivity, the bike lanes, the paths, creating neighborhoods, etc. How do we express that in the subdivision regulations? You need to think about what we are trying to achieve within the subdivision regulations and make a laundry list. For instance when thinking about flexible lot sizes, do we use that for affordable housing; do we use that when we have the wetlands for a flexible development option to make sure someone can maximize the value of their property; do we use that to create parks as a development incentive, etc. The subdivision regulations are going to be a big part of what is going to happen next in town. Schneider stated on the upcoming subdivision regulations, he foresees some controversy particularly the widths of the streets. He knows a lot of people around here including the Mayor really like wide streets. On the opposite side of that there are quite a few things; cost and maintenance, pedestrian friendly, impervious surfaces, etc. He knows it is going to be an issue. Staley stated there are going to be a couple areas of controversy. One of his jobs is to frame the issues to make them palatable for decision makers. The key is to show the benefits of a wide range of stake holders. Schneider stated maybe it would be a good idea if we had a few basic streets with the widths of the streets so the planning commission can see exactly what a 32 foot street or a 40 foot street looks like. Staley stated that is an excellent idea. Boyle-Barrett asked about the grid system that Gwen was working on, what has become of that. Staley stated that is a lot more in depth and will take a lot more work but if that is something the planning commission wants to do, we can take a look at that.

There was brief discussion regarding the draft sign code and whether or not the commission would like to review it again. The commission does not want to look at it again; it should go forward to the Council. There was also a discussion about a sign waiver that was given to Dr. Brooks at the last Council meeting. The information that was presented was not correct information based on the draft sign code.

The next meeting will be on September 19, 2005 at 7:00 PM.

With nothing further the meeting was adjourned at 7:38 PM.

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Wolfe Schneider, Chairperson