

**Planning Commission**  
**August 30, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:38 PM.

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

Montgomery moved to approve the minutes of the August 16, 2004 and August 23, 2004 commission minutes. Ramsey seconded the motion and the motion carried.

**Meadow Mountain Subdivision:**

Administrator Schmidt stated if the commission recalls, there was controversy regarding the covenants on Phase II and whether or not we can do this within the Phase III subdivision. According to the City Attorney and another attorney, it is illegal for us to go back to Phase II to require them to include Phase II within the Phase III subdivision. According to the covenants, the homeowners in Phase II are not a part of the homeowners association. What the City is concerned with is making sure the homeowners are responsible for the maintenance and operation of the storm water system. Discussion ensued. The staff report has been amended to read that before the final plat is recorded the applicant would have to provide an amended covenant including Lots 1-6, which makes these lots subject to the provisions within the covenant, prior to signature or recording of the final plat mylar. The other correction is that Mountain be spelled out on the addresses. **Montgomery moved to recommend to Council approval of the final plat of Meadow Mountain Phase III according to the facts, findings and conditions of approval as listed within the staff report. Cramer seconded the motion and the motion carried.**

**Elk Heights Tree Planting Plan:**

Administrator Schmidt stated Dan will be taking care of this. Dan stated he is recommending to the Planning Commission denial of this tree planting plan. His main reason for this recommendation is the species selection is not appropriate for the width of the tree lawn and also because the minimum size that any of these species would attain is 50 feet tall and many could achieve 80 feet tall so the diameter of the trunk on a tree that size will be larger than the tree lawn, therefore the concrete will break. The other issue is the species placement is such that if there is a pest or disease outbreak in any of these trees it would spread so that it would wipe out a large section of trees. The width of the tree lawn has been approved and the developer is not willing to negotiate this. Dan is going to come up with a planting and species list and the City will forward this to the developer and then bring it back to the commission for review one more time. Discussion ensued. **Maas moved to reject the plan as presented and have the applicant return with an amended plan. Montgomery seconded the motion and the motion carried.**

**Subcommittee Reports:**

**Zone Locations:**

The zoning committee presented a proposed zoning map to the entire body. After reviewing the map and seeing where the different zones have been proposed and the proposed low and medium density definitions, there was a large discussion regarding the low density being 4 units per acre or 5 units per acre and also whether or not the medium density should be 8 units per acre or 10 units per acre. It sounded like the commission would be more comfortable presenting to the public the low density as 4 units per acre and the medium density as 8 units per acre. Because some of the areas that were indicated as low density are currently zoned 5 units per acre, it may be best to have the low density as 5 units per acre. There was also discussion regarding clustering and whether or not we wanted to allow clustering and if we do, to what extent.

**Zone Design Guidelines:**

Dan stated they are going over sample residential guidelines. They have been talking about how they can incorporate some of the zoning decisions into design guidelines to make neighborhoods. They have not been thinking about meeting the density goals. They are talking about how to make the streets livable and interesting. They haven't decided one way or another, flexible lot sizes, flexible setbacks, garage locations, etc. When the zoning has been agreed upon, they will have sample design guidelines in place to go with the zones. They are trying to maintain the neighborhood and small town appeal. Schneider stated their approach is to see front porches and street oriented houses. They would like to encourage alleys.

Administrator Schmidt stated Investco presented the commission with information regarding a PUD they are preparing in Enumclaw and they would like to present this same scenario to Buckley. He would like the commission to review this so when they come to present it, the commission is well informed.

Next week is a holiday so there is not a meeting.

The next meeting will be September 12, 2004.

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