

**City of Buckley
Planning Commission Minutes
January 12, 2009**

Chairperson Liebel called the meeting to order at 7:02 PM.

The following members were present: Cindy Maas, Bill Dorn and Kathleen Snellback. Also in attendance was Associate Planner Suraiya Rashid.

Dorn moved to approve the minutes of the October 6, 2008 commission meeting. Snellback seconded the motion and the motion carried.

Dorn moved to approve the minutes of the November 3, 2008 commission meeting. Snellback seconded the motion and the motion carried.

Maas moved to approve the minutes of the December 1, 2008 commission meeting. Dorn seconded the motion and the motion carried.

RV Park Regulations:

Rashid stated she received comments from the owner of White River RV Park she reviewed our RV Regulations and had a couple comments. Rashid stated she also talked to the head of maintenance for KOA campgrounds. The two main issues he had were the Regulations from the California Housing and Community Development Code. She included some of the issues that seemed pertinent to our standards. She felt the commission could look at these and pull things out they felt fit with Buckley standards. They have a much more extensive definition section in their codes. The other major comment the person from KOA had was that a big deal for RV Park owners is calculating the sewer and water fees because several months out of the year, no one is there. A suggestion would be have some type of waiver for the monthly fees during the winter when no one is using the facility. KOA also has all kinds of studies on calculating the average usage for the utilities and he said we could use their studies. The other thing he said is KOA is the only company that has one central computer data base for all their campsites they said the one thing that has increased is camper cabins so he suggested we have those in the regulations. Liebel stated we should not necessarily require them but we don't want to eliminate them. Rashid stated we should at least have them in the definition section. The person from KOA said our definition section should be expanded. Maas stated if we don't mention them and someone wants to come in a place they would they get a big run around. Liebel stated would we want them in campgrounds, RV Parks or both?

Rashid stated there have not been any changes to this document since before the public hearing. Does the commission feel there are changes that need to be made from the public hearing? Liebel stated we did have comments at the public hearing and as a result of that we thought we would go out look at other business

models and try to get some more information from people who have done this more than us. If we have changes will we have to hold another public hearing? Rashid stated if there are significant changes you would.

There was discussion about the sewer and water hookups and how those would be calculated. Currently commercial connections are based on ERU (Equivalent Residential Units). This could be very costly so the commission would like to look into how we can adjust these for this type of use. Rashid stated she can come up with a few different alternatives for this. Liebel stated it seems we have a pretty seasonal situation here and it would help the business model if we could show them something where we are going to be fair with them.

Maas asked if our regulations address animals. Rashid stated no. Liebel stated city ordinances that address animals. Liebel stated if we were to include animals he likes the California one. All it says is that they won't be allowed to roam free and feces will not be allowed to accumulate to the extent that it creates a nuisance. Snellback stated that may need to be tightened up a little. Maas stated she knows we have a rule in Buckley but it still needs to be addressed within these regulations. Liebel stated one other thing that should be put in here is that the owner of the property has responsibility for complying with the rules and safe operation.

Maas stated if we see something in the California code that we would like to have incorporated into ours should we just e-mail it. Rashid stated yes you could.

Liebel stated asked if there are requirements within the city regarding garbage. Shouldn't we have something in there for trash pick up?

Liebel stated for the White River RV comments, he doesn't agree with the live in regulations. He would like to leave it as we have it to discourage permanent residency. Maas asked about the laundry facilities. Why should we require them when we have one in town? The commission doesn't feel it should be a requirement but it would definitely be a plus. They have suggested pull through sites. Discussion ensued and the commission decided to encourage them but not restrict it to pull through only. They suggested more kid friendly and that would bring the people in, they suggested requiring a playground. Discussion ensued and the commission did not decide whether or not it would be a requirement. Dorn feels there needs to be more latitude and not so many hard fast rules so it encourages people to come here.

Planning Commission Elections:

Maas nominated Liebel for Chairman. Dorn seconded the nomination. Liebel stated he will not be here for much longer. Dorn stated he doesn't know how much longer he will be here either because his wife is now retired. Maas stated she isn't quite sure how long she will be able to stay either. Her daughter is

having triplets in July and her husband has been having some medical issues. Dorn brought up the issue of getting a hearings examiner and how much work that will take away from the commission. Liebel stated there will still be plenty enough work for the planning commission. It was decided on by the commission to forgo the elections until a later date. The commission discussed briefly how to get more people interested.

The next meeting will be January 26, 2009.

With nothing further the meeting was adjourned at 8:44 PM

Gordon Liebel, Chairperson