

Planning Commission
March 5, 2007

Chairperson Cramer called the meeting to order at 7:00 PM.

The following members were present: Bill Dorn, Cindy Maas, and James Montgomery and Gordon Liebel. Also in attendance was City Administrator Dave Schmidt.

Montgomery moved to approve the minutes of the January 22, 2007 commission meeting. Dorn seconded the motion and the motion carried.

Chairperson Cramer welcomed the new Planning Commission members Bridget McNassar and Mark Joplin. McNassar and Joplin introduced themselves and gave a brief explanation of why they wanted to be on the Planning Commission.

Update on Planner Position:

Administrator Schmidt gave a brief update of the Planner Position. He and the Mayor met with Michael Clugston. They feel he will be a good fit for Buckley. The bad thing is he has other interviews so he hasn't yet accepted the offer the City has given him. The key will be whether or not we can compete salary wise. He wishes he had better news for the commission. Liebel asked about the other candidates. Cramer stated they were all very nice but they were a lot greener and so they would probably need a lot more of Administrator Schmidt's time off the get go. Administrator Schmidt stated the one thing about Michael was that he was really excited about the challenges. He likes multi-tasking and digging into projects. He is a good people person.

Proposed Timeline for Completing Subdivision Regulations:

Cramer stated she would like to complete a proposed timeline for completing the Subdivision Regulations Part I & II. Administrator Schmidt stated the Mayor has talked to Ed Davis who is a retired planner who is working part time for Pacific and she has asked him and he has agreed to come in and help us with the subdivision regulations only. Administrator Schmidt is going to meet with him in a couple weeks to go over where the planning commission is with the subdivision regulations and what our goals are. Cramer stated she is not quite sure about this; she needs some time digest it. She would like to have herself and Vice-Chair Montgomery meet with him and get him up to speed on this before coming to the entire planning commission so we don't waste time at the meetings updating him. Liebel stated he is comfortable with this and feels he will do a good job guiding us. Cramer stated regarding the timeline, September 1st is the deadline we need for the final draft of the subdivision regulations to go to Council for adoption. Administrator Schmidt stated you need to have preliminary drafts to go to the Bldg/Zoning committee because they are the ones that are going to be keeping the Council updated on where you are and selling this to the Council. Administrator Schmidt stated prior to adoption this has to go to a 60 day CTED review. If you take it to committee the first Monday of August and say lets move forward, you can have the public hearing in August and after the public hearing if there are not significant changes, we can begin the 60 day process with CTED. Council cannot adopt it until the 60 day

review is done. If you have significant changes after the public hearing, you would then need to have another public hearing. The document for the public hearing should be as close to what we want for the final document. Dorn asked why the public meeting isn't before the final draft. Cramer stated it is, we are going to have another public meeting and then will have the public hearing. Administrator Schmidt stated the public meeting is just an informal meeting where the public hearing is a quasi-judicial meeting that becomes a matter of the record. Liebel stated you have hoped that they would have come to the public workshop prior to that so the kinks can be worked out before the public hearing, however, you tend to get more people to show up for the public hearing. Liebel stated the concern he is hearing about the timeline is if we give it to committee August 1st and they only meet once a month hopefully they will give us their feedback fairly quickly and then we meet the following two weeks after that and change those that only leaves us two weeks for the public hearing. If anything comes out of that we don't have any time to make those changes and hold another public hearing. Cramer stated we have to allow the time that is why we are trying to do it in a way to extend the time up front. Liebel asked why wouldn't July work. Administrator Schmidt stated the other way to do this is have a representative from the Planning Commission come to the committee and bring things to them as you do it so you can get feedback from them and make changes as you go. Maas stated we need to get this information to the committee as soon as possible, the sooner the better. Liebel stated he doesn't feel we are ready to give them anything yet. We have all our ideas on paper but we don't have them formed into this thing that is the body to look at. Maas asked on this timeline, how many more things do we need to complete. Cramer asked if she was talking about the specifics in the regulations. Maas stated yes. Cramer stated some of the big issues are the open space set aside, storm water detention, and streets and alleys. Maas asked are we going to go through the plan again as a group, there are some things in there since we have gone through this that she doesn't really like and she wants the entire commission to look at them. Cramer stated we could start with the document piece and go through it and when we get to the major pieces we can pin them down. Liebel stated he has a real sense that streets and alleys should be dealt with in the streets and alleys and should only be a reference to the in the subdivision regulations. Administrator Schmidt stated you can still deal with the standards but they should only be a reference to our transportation element of the comprehensive plan. Discussion ensued. Liebel stated we need to get the subdivision regulations done, the trail plan and the stormwater detention plan before all these developments start coming in. Administrator Schmidt stated you also need to get the street plan done so you can have you connectivity. Cramer wanted to go through all the documents and make sure everyone has the same documents to work with. There have been so many different versions that we need to make sure everyone has the same. Cramer stated we know we want to have at least one more public workshop. We have to have at least one public hearing and we have to have enough time for the bldg/zoning committee to review the final draft and we have to have the 60 day CTED review. We are into March right now and Cramer stated she doesn't feel we are ready to have another public workshop because we haven't even talked about the comments from the last workshop. Administrator Schmidt stated when it comes to the street plan, you definitely need to have your main arterials mapped out. You adopt your street plan and then when future development comes in, the developer knows where the streets have to go. If there

are wetlands, within that, the developer would have to make adjustments for that. Cramer stated the tentative timeline would be have the public workshop in May; the public hearing in July; have final draft to the council committee in July and that would give us the month of August to play with. Dorn asked if we will finish the subdivision regulations with Ed Davis or will the new planner take over when he comes on board. Administrator Schmidt stated he doesn't know for sure. There is the possibility that we may need to meet a third time in April and possibly May. Maas stated if we are going to meet three times a month she would rather do it in March and April rather than May and June. Cramer agreed with that. The commission then went through to make sure everyone had the same documents and Secretary Boyle made copies for everyone.

Review of comments from Public Meeting:

Cramer stated we didn't have a large turnout but she was pleased with the involvement and their discussion. Cramer stated a lot of the comments on open space saying 20% was too much. Montgomery stated he spoke with the people who were responsible for five of these comments and they were the same two people that came together so it is really one view and he feels the numbers are skewed. Cramer stated of the comments we received the 20% was viewed as being too great. There were a couple comments about vandalism on the trail and how we would prevent that from happening. Compensation for open space, whether or not the property owner would get compensation is their land was being pulled to use for parks. Montgomery stated it is not a taking and that is a trap we don't want to fall into. He believes there have been some Supreme Court decisions that have upheld municipalities preserving open space for public use and it is not considered a taking. Cramer stated some of these comments may not even matter once we get the trail plan. Liebel stated if we put together the trail plan and it goes across someone's property, we are not going to make them build the trail unless they develop their property so it is not like we are taking property but we are definitely affecting their land values. Maas stated definitely. Cramer stated one other comment was regarding detention ponds and making them usable and beautiful. The other comment was regarding affordable housing. Montgomery stated we can try but we don't have any control over the market forces. Maas stated we do though by what we have said, we have set a lot of standards that will not allow affordable housing. Administrator Schmidt stated the developer is going to try and gain the maximum value of their property. If he loses half the property to roads, streets, stormwater detention, open space and wetlands, he is going to build the biggest and best thing he can on the rest of the property to try and recoup his costs; that is the market forces. Liebel stated zoning has some bearing on that. Montgomery stated and what people are willing to pay for it. Maas stated with your wide streets, five foot sidewalks, planter strips, etc. the lots cannot be affordable. Liebel stated we can't control market forces or prices but what we can do is zoning creates smaller lot sizes so you put smaller houses on. Dorn stated but they won't build small houses. Liebel stated they will build as big as you can on a 6,000 square foot lot. Dorn stated but then they will go up and then it is no longer affordable. Discussion ensued. Cramer stated the biggest issues from the comments were the open space, detention pond and affordable housing. Regarding the vandalism on the trail she doesn't know what we can do about that other than street lighting. Administrator Schmidt stated you could have street lighting, bushes and trees. Liebel stated we have all talked about the benefits of the trail but there are also

some cons to the trail. He personally would not like to have a trail next to his house because of the noise and the garbage. Liebel stated he heard a lot of negative about alleys. Administrator Schmidt stated they are always hearing negative about alleys. Liebel stated he thinks we will come back to the same discussion on alleys and that is they should only be in the areas where there are 6,000 square foot lots. Cramer stated she visited the new development in Enumclaw that has alleys on a couple of the streets so this may be something that everyone can go look at. The difference is these alleys are paved. There was a brief discussion about detention ponds and how we can make the developers liable for the water problems after the detention ponds are put into place and they don't work.

Cramer would like to let everyone know about the affordable housing workshop. There are three different days. If anyone wants to go maybe there could be a carpool to go.

Cramer stated she received an e-mail from Council member Boyle Barrett regarding a letter we sent to the Pierce County transit to get improved service in Buckley.

Cramer stated she feels like we spent a lot of time tonight organizing so at the next meeting we really need to get going on the topics that need to be clarified for the subdivision regulations.

With nothing further the meeting was adjourned at 9:09 PM.

The next meeting will be March 19, 2007 at 7:00 PM.

Lisa Cramer, Chairperson