

**Planning Commission**  
**April 16, 2007**

Chairperson Cramer called the meeting to order at 7:05 PM.

The following members were present: Bill Dorn, James Montgomery, Gordon Liebel and Bridgett McNassar. Cindy Maas was absent. Also in attendance was Interim Planning Director Ed Davis.

**Ed Davis to share qualifications/background:**

Planning Director Davis passed out copies of his qualifications and experience to the planning commission so they now know who and what they are dealing with.

Planning Director Davis also presented the commission with a Resolution that was adopted at the last Council meeting identifying updates and confirming compliance with RCW 36.70A (GMA) Requirements. This resolution determines that the city is in compliance with RCW 36.70A with their current subdivision regulations. Because of this we don't need to meet every week and have the subdivision regulations done by the end of May. Cramer stated she still wants to move forward on this regularly because we want the new subdivisions regulations in effect before all the new development comes in.

**Review/Edit Subdivision Regulations:**

Davis put on the board, current regulations in the Buckley Municipal Code. They were Title 13, Streets and Sidewalks; Title 17, Design and Construction Standards; Title 18, Subdivisions and Title 20, Land Use and Development. The planning Commission has actually jumped across all these sections in the review of the subdivision regulations. In 1996 the State passed a statute that all the cities that adopted comprehensive plans under GMA will now develop their development regulations and put them all in one place. Buckley didn't quite do that but we still have them. Cramer stated last week, she and Montgomery met with Planning Director Davis because he had reviewed our current subdivision regulations and felt that there wasn't a whole lot that need to be revised in this and wanted to get input from her and James some specific we felt were not included in the current regulations so we could highlight them. Planning Director Davis stated tonight, this is something he wants to go over with the planning commission. He has gone through them and made some corrections to make it a more workable document and then we need to work on weaving the planning commission goals into this document to expand on it. Cramer stated after meeting with Ed, she feels that this is not so overwhelming and doesn't feel we need to meet every week. The planning commission then went through each section of the subdivision code page by page and came up with the following conclusions:

**Chapter 18.04**

**Purpose – Intent**

**18.04.010-Purpose**

There was a long discussion about incorporating the goals of the planning commission into this section. Planning Director Davis stated he will re-write this section to include these goals as much as possible and also include the natural gas system, spell out sanitary sewer and storm drainage systems under number 5.

**18.04.020-Intent**

*Delete this entire section*

**18.04.030-Applicability**

This title shall hereby and hereinafter apply to the subdividing of any property within the city limits into short plat subdivisions (four or fewer lots) and long plat subdivisions (5 or more lots).

**18.04.040-Applicability – Standards**

*Delete this entire section*

**18.04.050-Applicability – BMC 18.04.030 through 18.04.060**

*Delete this entire section*

**18.04.060 – Variances**

*Delete this entire section; however make sure this is addresses in another section of the Buckley Municipal Code.*

**Chapter 18.08**

**Authority and Jurisdiction**

*Stays the same*

**Chapter 18.12**

**Definitions**

**18.12.005 Block**

*Stays the same*

**18.12.010 Buffer Strip**

*Stays the same*

**18.12.020 Comprehensive Plan**

“Comprehensive plan” means a comprehensive plan recommended by the planning commission and adopted by the city council which indicates the general locations recommended for residential, commercial and industrial districts and for streets, parks, public buildings and other public improvements.

**18.12.030 Crosswalk/Pathway**

“Crosswalk/Pathway means a right of way dedicated to public use, 15 foot minimum width, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.

**18.12.040 Cul-de-sac**

*Stays the same*

**18.12.045 Dedication**

*Stays the same*

**18.12.050 Easement**

“Easement” means a grant by the property owner of the use of a strip of land by the public or person for specific purposes, such as utilities.

**18.12.060 Improvements**

*Stays the same*

**18.12.070 Lot**

“Lot” means a fractional part of subdivided lands having fixed boundaries, being a sufficient area and dimension to meet minimum zoning requirements for width and area.

**18.12.080 Owner**

*Stays the same*

**18.12.090 Plat, final**

*Stays the same*

**18.12.100 Plat, preliminary**

“Preliminary plat” means a neat an approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and restrictive covenants or conditions to be applicable to the subdivision, and other elements of a plat or subdivision which shall furnish a basis for the approval or disapproval of the general layout of a subdivision.

**18.12.105 Public facilities and services**

*Stays the same*

**18.12.110 Road or street**

*Stays the same*

**18.12.120 Sketch**

*Stays the same*

**18.12.130 Street, collector**

**18.12.140 Street, major & minor**

**18.12.150 Street, minor**

**Lisa is going to develop text for the street definitions.**

**18.12.200 Subdivider or developer**

“Subdivider” or “developer” means a person who undertakes the subdividing or the resubdividing of a lot, tract or parcel of land into a short plat subdivision or a long plat

subdivision, into lots or other divisions of land for the purpose, immediate or future, of transfer of ownership or development, including all changes in street or lot lines.

**Chapter 18.14**  
**Exemptions**

Planning Director Davis stated these are all rules under state statute, however we should be referencing the RCW's which he will look into.

Cramer stated we had talked about meeting again next week on the 23<sup>rd</sup>. Do we want to have an additional meeting in April? It was the commission's decision to meet on April 23, 2007 at 7:00 PM.

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

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Lisa Cramer, Chairperson