

City of Buckley
Planning Commission Minutes
February 4, 2008

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

The following members were present: Bill Dorn, Bridget McNassar, Cindy Maas and Dale Clark. Lisa Cramer was absent. Also in attendance was Associate Planner Suraiya Rashid.

Liebel stated we will forgo the approval of the minutes tonight and approve them next meeting.

Open Space Discussion:

There was a lengthy discussion by the commission about the points system for open space. There was some confusion and discomfort by some of the commission members. Because this is a new system and has not been tried, they felt it wasn't a good idea right now. The commission instead decided to go with the priority system. The top three priorities the commission came up with were: 1) if the property abuts the trail plan, they must connect or find another opportunity for connectivity, 2) parks that connect to other parks, public spaces, schools, wetlands, etc. 3) park plan.

There was also a discussion about getting credit for wetlands and storm water retention ponds if you beautify them. Liebel suggested giving back 1% of the 10% open space set aside if they were to beautify the wetlands or storm water ponds. McNassar stated the wetlands should be at least a Class II. Liebel stated we should make it so the credit is enough space for one extra lot.

The commission discussed the minimum standards. What is considered a park and what is considered trail? Dorn suggested that we talk with the police and fire to discuss safety issues. There was a brief discussion if the commission should be the ones doing this or if the trail committee should. The commission does not want to step on the toes of the trail committee. Dorn suggested that at least one of the trail committee members be at the planning commission public hearing.

On the Residential Cluster zone, it was decided to incorporate language for open space set aside to read "a minimum of 10% of the land to be developed under the residential cluster designation must be active open space. Additionally, the donated open space must obtain the highest level of priority in compliance with the adopted City of Buckley Parks and Recreation Plan as administered by the Planning Director.

Rashid stated we are now done with the Residential Cluster. She will make changes and incorporate it into the zoning code.

Zoning Code:

Liebel stated being we have some time left we will start going through section #3 of the zoning code. He has reviewed his and has some comments on it that he will forward on to everyone for the next meeting because he won't be here.

19.16.050 – Unzoned property

Liebel stated he had a concern about the wording on this where it states if the zone is not designated within any given zone on the zoning map shall be deemed to be zoned as the adjacent land. He asked if we have any land that is not zoned. Rashid stated we do not. This is for when we start annexing land but hopefully we will have a plan in place before we actually annex the land so this really shouldn't be an issue. This is language that Ed put in here from other zoning codes.

19.20.010 – R-6,000 - Residential Zone

There was a brief discussion about the multi-family dwellings and whether or not they should be allowed in the R-6000 zone. The commission felt that it should not be in here. Liebel stated he would like to talk to Lisa and James and get their views on what the planning commission talked about and what the intent of the planning commission was. He thought there couldn't be over three multi-family units. If we do go with three units, is the 3,000 square foot per unit acceptable. Liebel will talk with Lisa and James and the commission will discuss this further.

Liebel stated for the next meeting, he strongly encourages everyone to really read through this section and have comments for the next meeting. He will forward his comments to everyone.

The next meeting will be February 11, 2008

With nothing further the meeting was adjourned at 9:10 PM

Gordon Liebel, Chairperson