

**City of Buckley
Planning Commission Minutes
March 10, 2008**

Chairperson Liebel called the meeting to order at 7:01 PM.

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

There were no minutes from the previous meetings.

Chairperson Liebel thanked everyone for all their hard work over the past several months of meeting almost every Monday night. Rashid stated she did talk to John Leggett from the Courier Herald and there should be an article in the paper this week about the public hearing.

Associate Planning Director Rashid handed out the final draft of the subdivision regulations to the Planning Commission. Rashid stated she did find one mistake and that is in the R-20,000 she did not get the side yard setback changed but she will take care of that.

Associate Planning Director Rashid also handed out the Planning Commission Development Goals. She did incorporate a couple of the goals together that were similar. Liebel stated he would like to see a cover sheet as to why the public hearing was being held, timeframe, and history of the comprehensive plan. Clark stated on the Design Standards Table, we need to have a key for the CC, GC, HC, etc. Rashid stated she would like input from the commission as to whether or not you want the table in here. The planning commission agreed to remove the table.

Rashid went over the handout with the commission. She explained that what are in bold are goals. McNassar suggested on the document to include the word Goal: in front of all the goals listed. Liebel stated that under citizen participation there could be an explanation as to the workshops, public hearings on zoning and comprehensive plan. Liebel stated just quick bullet points is probably going to be easier for the public to read. Rashid stated she has copied and pasted from the text and where it came from but she likes the idea of having bullet points because it is then a little more synched. Dorn stated he would put in enough information to encourage questions. Liebel asked if it would be too much to point out the highlights because there are so many changes. Rashid stated maybe there should be a definition section on the cover letter. There was discussion about whether or not to have the zoning map at the meeting.

Rashid brought to the commission's attention that today they were looking at the matrix of permitted uses and realized that this didn't get put into the draft copies

nor did the planning commission actually review these. Her suggestion about this would be to let the building and zoning committee of the city council deal with that. They could give the planning commission the dates that these will be discussed and you can attend to give input. If the planning commission were to review this, we would have to hold another public hearing. Liebel asked if this belongs in here. Rashid stated yes it does. Liebel stated the theory is this will stay the same as it is and it probably doesn't match some of the changes we have made. He doesn't know how long that will take, but it should be updated. Rashid stated her suggestion to sending this to the council sub-committee is to give the planning commission a break. If the commission does take her suggestion there are two things the commission can do, you can attend the sub-committee meetings or you could write a letter with your input or give it to Rashid and she can pass it on to the sub-committee. The commission decided to just go through it this evening.

19.20.130 – Permitted uses for all zones.

Liebel suggested that all zones have their own separate column.

Food Services Uses

There was a lengthy discussion about espresso stands and whether or not they should be treated the same as coffee houses. The commission decided to leave this as is.

Manufacturing Uses

Everything stays the same.

Office Uses

Everything stays the same.

Recreational and Cultural Uses

There was a question about Recreation, commercial. It was decided that was for anything that is public parks and recreation, so anything that is a business that recreation like skating rink, paint ball, etc. Everything stays the same.

Residential Uses

Liebel stated apartment houses have to change it should be prohibited in NMU, R-6,000, R-8,000 and R-20,000. Rashid stated there are no conditions written up for this so we will have to do that. There was a brief discussion about boarding houses. Rashid gave the definition of boarding houses to the commission. Cottage housing is also something that Administrator Schmidt wanted her to make provisions for this; she then read the definition of cottage housing. Liebel stated he was inclined to delete cottage housing from the table. Planned unit developments needs to be crossed out. There was a lengthy discussion about town houses versus cottage housing. Clark stated that maybe Administrator Schmidt should talk to the commission as to what he wants. It was the

commission's decision to remove cottage housing from the matrix and if Administrator Schmidt feels strongly about keeping them in, he can address the planning commission about it. Multi-family housing needs to change to prohibit them from R-6000. It should be permitted in HDR and CC? It should also be a conditional use permit in HC and NMU. The apartments that are already above the business are grandfathered in. The wording needs to change to "accessible through a common driveway entrance". Owner/operator residences should be prohibited in the R-8,000 and R-20,000. Liebel stated we need to specify condominiums on the matrix. We need to delete single-family detached dwellings.

With the rest of the matrix, the commission can review them and if they have comments can either e-mail or stop by and see Rashid to give her their input.

The Commission decided to review this, give their input to the Building/Zoning Committee and let the Council hold the public hearing on this.

The next meeting will be March 10, 2008

With nothing further the meeting was adjourned at 8:57 PM

Gordon Liebel, Chairperson