

**City of Buckley
Planning Commission Minutes
Public Hearing
Zoning Code
March 17, 2008**

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

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

There were no minutes from the previous meetings.

Chairperson Liebel stated the purpose of tonight's meeting is to collect public input regarding the zoning code that the Planning Commission has been working on for roughly the last couple years. This is the recommendation we will putting forward to the City Council. We are here tonight to take public comment. Everyone that would like to speak needs to come to the podium state your name and address for the record. We won't be answering too many questions tonight; this is an opportunity to state your opinion. If there are questions that can help understanding we may be willing to answer those. During this two year period there were a number of goals that helped guide this group. There are basically nine goals and they are listed on the handout and shows some of the areas where these goals are being addressed.

The public hearing was opened at 7:02 PM.

Sean Martin, 1302 Puyallup St., Sumner WA 98390, as a point of clarity, the public hearing then is open for the record. Before he offers comments, he also has an additional point of clarification, the handout that was in the back provides an administrative cover sheet and three pages of changes, but the handout isn't intended to be comprehensive to all the changes that are proposed is it? Liebel stated no it is not. Martin stated he prepared a brief letter and brought comments and he thinks the planning commission touched on the main intent of our comments here today. We were at the last hearing that the planning commission had on the comprehensive zoning amendments just about 24 months ago and at the time the anticipation was that this hearing would follow in about six months so needless to say 24 months later we are very anxious for the planning commission to make their recommendation and to move forward with this process so that we can move forward on our process and next steps. He then gave a copy of his letter to Secretary Boyle to pass out to the commission.

Wayne McBroom, 1875 Ryan Rd, would like to know on page three it references R-6000 and R-8000, his property is zoned R-5 so in this case is that what you are

referring to as R-8000 or are there specific R-6000 and R-8000 lots? Rashid clarified that in 2005, the map amendment was done to the zoning map so the property was rezoned from R-5 to R-8000 and what that means is the minimum lot size is 8,000 square feet. He was told at the parks meeting that there would be no changes in the zoning. Rashid stated the change was done in 2005; we didn't make any new map changes this time.

Maas stated she knows when people come out to a meeting, it is important to them. She knows that some have questions or comments that you don't like something or you like something so if anything, please just give us your opinion, we really need to hear them.

Joseph Quintella, 267 So. Rainier St. His comments are when you put a house between two houses that are eight feet. You have a garage and a bedroom in the back of it and the other house is the same way. Now the neighbor puts a dog pen nine feet away from you window and the dog starts crying and barking at 6:00 AM to 6:00 PM so you are up and have to move someplace else in your house so you can go back to sleep. In the summer time you can't keep your windows open because of the smell. When you are making all these zones, the houses should be wider and there should be more property between the houses. He also complained about cars parking on the streets, when making the regulations, you need to make sure there is more room for people to park.

Dale Taylor, 1993 Ryan Rd. It is not quite down as far as Rainier School. They moved there in 1978 and there was a herd of elk across the street from them. He knows that there is a development that will be going in next to the church and there were elk in there last night. Is the city doing anything for the animals to be relocated? That is why people moved here, that is why he moved here.

Wayne McBroom, 1875 Ryan Rd, one more question he would like to know if anything has changed with the multiple use zone that is across the street from his house. He does not know why the Planning Commission designated it that way and apparently it is too late to do anything about it now. He would rather that it wasn't there.

Wayne McBroom, 1875 Ryan Rd, when he asked about the R-6,000 and R-8,000 in that paragraph it talks about a certain percentage would not be developed as single family housing to allow for duplexes, townhouses and condominiums. Is there a restriction as to height of a building that can be placed there? He was under the impression that out there, it was going to be single family dwellings so this is the first time he has seen they could put townhouses and condo. Maybe he is wrong but he doesn't consider those single family dwellings and he knows they are taller than his house. Liebel stated first of all there currently is the possibility of this in today's code, that doesn't mean that it happens very often but it is in today's code. We have amended that considerably, we have limited to duplexes

can be on the corner lots only and then townhouses and condos are limited to no more than two that share a common wall and limited the number you can have in a row. The idea for this is to keep them looking like standard housing and they have the same height limitation as single family homes is. Rashid stated the height limitation in all residential zones is 30 feet. To expand on the townhouses, the planning commission decided they wanted to allow them but only up to two units attached. The definition of townhouses is such that you cannot stack one on another so they are side by side which gives more of a feel of single family and have individual ownership. Liebel stated part of the reason for this is to provide a range of housing prices not all crammed into the high density so that people can age in place and some of our kids can come back here and be able to afford a home in keeping with the residential flavor.

Wayne McBroom, 1875 Ryan Rd, stated the definition of residential cluster came as a surprise to him. He thought that clustering was if a developer wants to buy a piece of property and he found that after the fact that there were some wetlands, he could still get the maximum density of houses on it by putting them on a smaller portion of the property. The definition here doesn't say anything about that, is this the actual definition. Liebel stated when the planning commission discussed clustering; clustering is an option in all the residential zones. With the clustering, we will grant some concessions where they can build on smaller lots in return they give us 10% open space that we can develop into parks, trails, etc. We did not allow the wetlands to be a part of that, however there is a credit, if you are to clean up the wetland and enhance it with say a trail around it, they could get a small percentage of the 10% removed. The advantage to the builder is there is less infrastructure, they can have up to 35% of the lots a smaller size and still get the same density so it is not super attractive but attractive enough so some developers will want to go with this option so we can gain some open space because once the land is gone, you can never get it back. We did not allow clustering around an open area we wanted the grid systems with the streets so you connectivity and not dead end subdivisions.

Dale Taylor, 1993 Ryan Rd, he noticed there are a few people from the community here; he had classrooms that were more densely populated. Is this it tonight, does it then go to the City Council? Liebel stated they can vote yes, no or ask us to change it. Mr. Taylor stated he was here at the larger meetings and he heard the emotions of people. They were pretty serious meetings, where are those people now? How come they are not here? Is this the last chance for the community to comment on this. Rashid stated when the planning commission makes their recommendation, it then goes to the Building and Zoning sub-committee and then the sub-committee will take it to the entire council. People could go to the sub-committee to voice their concerns. Mr. Taylor stated he would like to see more people represented in front of the commission. The commission stated they would too. Liebel stated the public hearing notice was posted in the paper two weeks ago and posted on the bulletin boards. There was

also an article in the paper last week about it. Liebel stated all the minutes are posted on the website and are available at the city. He wishes there was more public input; we have had workshops and meetings almost weekly for the past several months. We have a very diverse group on the planning commission and have spent a lot of time and put a lot of effort into this.

Clark stated the commission meetings are advertised in the Courier Herald, they meet every other week. He has not seen any citizens attending the meetings. If you want your neighbors to have some input, he would like to have them come to the meetings and find out what is going on so they are informed. He is a citizen in this community and he is very interested on how we build this community out, he wants it done right. He wishes all the chairs in there tonight were filled. He strongly encourages everyone here tonight to come to the meetings so you can hear what is going on.

Wayne McBroom, 1875 Ryan Rd, he would like to thank the Planning Commission for their hard work. Holding this meeting he knows the commission puts out a great deal of their own time to get to this point, it seems like an exercise in futility to go for two years and then hand out a three page pamphlet and expect the few people who were interested enough to come to the meeting to digest what is in there and come up with some sensible questions. Would it have been more advantageous as the commission went through this two year period to have more of these public hearings? He has gone through this and doesn't really understand all he has read. He is sure he will read through it a couple more times after he goes home, but that is too late. Maybe if there were more of these periodically, you would get a better turnout and it would make the commission's job easier and the finished product would be great.

Liebel stated we have had public workshops, we meet at least twice a month, but it has been every week for the last several months and there is never a single person in the audience. It is disappointing and he is thankful we have a very diverse group on the commission trying very hard to go through these difficult things that we don't all necessarily understand but we think we know what we want it to look like. This growth to a certain extent is inevitable, it is going to happen, the town will die if we don't get some growth and we would very much like to get some business in here to help the tax base. Businesses that bring in sales tax, businesses that supply jobs, etc. At the same time it is a nice community and it is one we want to control the growth. It is important for the investors to be worth their time to come out here and put the money in, but in return we have to live with what is left so we have really tried to shape and put some thought into every aspect of what we have.

With no other comments the Public Hearing was closed at 7:56 PM.

The next meeting will be March 31, 2008

With nothing further the meeting was adjourned at 7:58 PM

Gordon Liebel, Chairperson