

**City of Buckley  
Planning Commission Minutes  
July 21, 2008**

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

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

**Cramer moved to approve the minutes of the May 5, 2008 commission meeting with the corrections as discussed. Maas seconded the motion and the motion carried.**

**Cramer moved to approve the minutes of the May 19, 2008 commission meeting. Snellback seconded the motion and the motion carried.**

**Discussion on the July 22, 2008 City Council Public Hearing:**

Liebel stated his understanding is the Council committee has gone through this and made some recommendations to staff. There were some changes and that will go before the public hearing tomorrow. Rashid stated for clarification the document went to City Council workshop after it had been reviewed by the committee and staff presented another copy of changes and that is what is going forward to public hearing. Cramer stated so the biggest differences between what came out of the planning commission and what was in the staff's latest recommendation that the council is going with were the 5 foot setbacks. Rashid stated that has been repealed and has gone back to 7 foot setbacks, it is only 5 foot in the cottage housing. . Cramer stated and the other was the 4,050 square foot lots. Rashid stated yes. Maas stated that is if you build green. Rashid stated it is if you build green and have storm water and low impact development. Maas asked what the definition for green is. Rashid stated it is the Pierce County Master Builders for green building. Maas stated they are cutting the lots down to 4,050 square feet to make them more affordable but then they are adding all the green building which adds more expense to the home so what is the point. Rashid stated at the City Council workshop, Investco came and gave a presentation. Dorn stated he will not be able to be here tomorrow because he has to attend a funeral in Eastern Washington he thinks that is so wrong to have a developer come in front of the Council. The Council should be embarrassed and ashamed of themselves. Whether you are pro development or anti development that is the wrong image to send to the public. Cramer stated she thought that was the point of the public hearing and it should have been done at that point. Dorn stated it is his understanding that Investco made this presentation to the then staff's recommendations were a reflection of what was presented. Rashid stated that is not entirely true. Dorn stated even if it 1% true it is not right. Maas asked why didn't Investco come to the planning commission. Rashid stated she just got an e-

mail today from Investco of everything they want to see in the regulations. Rashid stated in Investco's presentation, they had all these cottage houses that had 5 foot setbacks and really clustered and it was stated that they each cost \$700,000. Maas stated it all looks good at this point. The developer comes in with these great plans and pictures and then once the developer sells to the builder, you have no control over what is going to be there. Snellback stated we understand you have to grow but to what standard. Maas stated she hates to grow to Investco's tune. Snellback stated where do we go from here, do we talk to the City Attorney? Cramer stated the public hearing would be the correct forum for now whether you go as a planning commission member or a citizen. Liebel stated they haven't listened to the planning commission's recommendations, they haven't listened to their committee's recommendations and they got what they wanted. We know what will happen tomorrow, even if everyone of us went to the microphone, he still doesn't think they will listen. We all live in this town and we have a right to speak up. Whether or not they actually listen to us this time she is not sure, however, that is what we need to do to get our voices on the record as to what we are opposed to and they are going to vote how they want but at least we would be on the record. Liebel stated one other subtle thing he noticed was they will be allowing duplexes everywhere rather than just on corner lots. Rashid stated what has changed again is the five foot setbacks are gone; the percentage for the minimum lot sizes is 40% rather than 60%; losing half the open space; cottage housing and town homes have been added with up to six connected rather than two; residential clusters changed from a minimum of 10% to 5%; they added carriage houses and as was stated earlier, duplexes are allowed anywhere.

Maas stated she doesn't like the 4,000 square foot lots regardless of whether or not they build green. Dorn asked what kind of money is Investco putting in for the traffic impacts on Ryan Road. They are going to make all their money and then leave us with the problems. Dorn stated he would like to be represented by the people he votes for, not by a developer from out of town. Cramer asked if anything came up with the traffic impacts when Investco did their presentation. Rashid stated they did a little ad for what a beautiful development we can have here in town. Dorn stated what the Council needs to do is take the bus the planning commission took to Sumner and go up on South Hill and look at these cluster developments that have been there for 10 years and see what they look like now.

Cramer stated regarding the public hearing tomorrow, she doesn't know if she will be able to make it but do we want to speak individually as private citizens or as planning commission members. Dorn stated he is afraid with the price of gas going to possibly \$5.00 per gallon that this isn't the only concession the city is going to give to get a developer to come in to get the revenue from the hook ups so he sees this as the tip of the iceberg and he sees back room negotiations to get more and that is what makes him nervous. This is why he has no faith or trust in the Council. Cramer stated if we can do the best we can to indicate what our

stand is on it, however they vote at least we go on record as this is what we felt we heard the citizens of the town say they were wanting and based on all the information we have, what we gave to the Council as our recommendations is what we felt was best for the town. That is really as much control we have in the process. Liebel stated he felt we did that with the committee, Rashid stated and they heard you. Liebel stated but now they are not even being listened to. Maas asked who would be here for sure. Liebel stated he would be. Liebel asked if we have the opportunity to submit written documents to the Council. Rashid stated you can certainly do that even by e-mail. Rashid stated even if you can't come to the public hearing you can send them an e-mail. Maas asked if that packs as big a punch as it does when you are there to speak. Liebel stated he thought as a group, we can submit our objections to certain items with the plan as submitted. Maas stated she has agonized over this so many times being here and raising my family here on a 2/3 of an acre lot. Being a land owner of course being able to cram as many lots in as possible would be a benefit but she can't let herself do that knowing what it would do to Buckley. Maas stated had she known then that this was going to happen to the planning commission, she would have voted for 10,000 square foot lots. Liebel stated the most disappointing thing for him has been the lack of citizen involvement. Maas stated maybe for the city council meeting we can write a letter from the group and then for the public hearing, we can come as individuals.

Cramer stated one of the things the planning commission has going for them is the fact we have our 10 goals that we have put together. That is one thing we need to emphasize to the Council because she doesn't remember anybody disagreeing with any of those. Ultimately whatever we are doing has to go back to that. Rashid stated what is frequently insinuated is that the problem with the document that came out of the planning commission is you didn't look at that you didn't follow the comprehensive plan goals and that staff recommendation follows the goals. Cramer stated that is not true. Liebel stated he was a little disheartened when they used our goals against us saying we didn't follow the goals. He doesn't think anyone on this committee liked even 6,000 square foot lots but we at least compromised and knew they had to go with the required density. The only reason he thinks clustering is good at all is to get the open space and now they have taken half of that away. Cramer stated in her opinion we did a good job in putting a package together that represents what the community wants.

The key is the argument we make. With open space, once it is gone it is gone forever, if you don't get it now you never get it back. Cramer stated we wanted duplexes on the corners only because we like the way it physically looked more similar to single family homes that would already be on the street. Liebel stated having cottage housing and only allowing two town homes side by side goes with trying to keep the grid system and having the frontages facing the streets. And the biggest issue was the lot sizes going down to 4,050 square feet and we discussed

going down to 4,500 square foot lots for a long time and finally agreed to allow that in clustering.

Snellback offered to draft a letter to the Council from the Planning Commission.

Maas asked about the retention pond design that was worked on by Bill, Gordon and James. Rashid stated they still have the information and Administrator Schmidt said we are getting ready to adopt MDS 2005 in January so when we do that, the design guidelines will also be adopted. Maas asked how will Investco know how to build their retention pond. Rashid stated according to our current standards. Liebel asked if there some precedence to the city adopting the more modern or up to date version without it going through a review. Rashid stated State Law requires it by next year.

**RV Park Regulations:**

There was no discussion on this so it will be moved to the next meeting.

The next meeting will be August 4, 2008.

With nothing further the meeting was adjourned at 8:38 PM

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Gordon Liebel, Chairperson