

Planning Commission
November 27, 2006

Vice-Chairperson Montgomery called the meeting to order at 7:03 PM.

The following members were present: Gordon Liebel, Bill Dorn and Ken Smith. Cindy Maas and Lisa Cramer were absent. Also in attendance was City Planner Dan Staley.

There are no minutes for approval for tonight. Smith asked why we don't have any minutes to approve. Montgomery stated because we just had a holiday with a short week and we have been having meetings every week.

Subdivision Regulations:

Montgomery stated where we left off last week was separating the active and passive recreation. The working number we had talked about was 20% Parks and Open Space with 5% of that being active. We also discussed adult versus children active space. What we need to decide is what makes an active space and what makes a park. Dorn stated to define green space it is a non-used open space such as landscaping, turf/shrubs/trees, natural state.

For the active space tier system, the lowest level would be a lightly or unpaved path with little or no access to developed amenities with connections. In between the lowest and the medium would be the gateways. Medium level would be walking, biking, benches, high visibility, and adjacencies to it, connectivity and a higher-level organized activity. In between the medium and the high level would be an improved trail such as the BLT (Buckley Loop Trail) and dedicated improved open space. The high level would be playground equipment, picnic tables, BBQ, horseshoes, automobile access, parking, restroom facilities, ball fields with the highest organized activity. Staley asked what the purpose of us doing this. We don't want anyone to get away with counting their wetland as open space. And we are going to do the same thing on green space. We are not going to let them get away with the little trail. Liebel stated one of the key ingredients for him is if it doesn't connect to anything. Dorn stated he was confused at this point because we are talking percentages, a trail is a trail and if the trail is going to go somewhere outside the developments in the future then we need to secure the easements now. Liebel stated he agrees with Dorn that this is great and if we make a judgment on every piece of property that comes through, it will be very hard to put this into language for other people to figure out. Staley stated we have the lowest for the trail going around the wetland so they should get some kind of credit, but not much. The lowest level would have little or no maintenance, the medium level would be little maintenance and the high level would be high maintenance.

For the green space we would have amenity space (not big enough to use), LID, dedication to future park or open space, improvements, connections. The goals are for greenbelt, throughway, greenway, quality of life, pretty scene, soothing turf and filtration. What is the reason for the green space? Liebel stated anything that is not an active space would be green space. There was discussion about trails and walking paths and how

wide they should be. Dorn asked what the determining factor would be for a bike lane, would it be asphalt or concrete. In the City, technically you are not allowed to ride your bike on the sidewalks. Dorn stated if you have 400 homes and you have two streets, anything that is green on those approaches should not be able to be counted towards the open space. Staley stated we are trying to categorize these non motorized traffic green spaces but are they really open space. Staley stated should wetlands be double counted. How do we score these things, what is a green belt? Liebel stated he feels wetlands can be counted as part of the green space but only a certain percentage regardless of how big the wetland is. Such as 5% of the 20% can be wetlands counted toward the green space. Will the green space just be non active space? Liebel stated so our we saying anything that is not an active space (whether it is low activity or high activity) is a green space. Staley stated he thinks it is hard for us to get our hands around what we want for the green space. Staley stated green space does add value to property. Dorn asked if all the property had to be accounted for in the percentages. Staley stated if you don't specify what you want, you are not going to get it. What he means by that is the developer is going to ask how many houses they can get on a certain piece of property and then he can tell them how much will be taken out by roads, trails, parks, etc. Liebel stated lets take Copperwynd for an example. As you come into the subdivision there are some fairly wide green strips that begin to narrow down and the fences are the back yards of people's houses. The homeowners association pays to keep it watered, keep it mowed and keeps it up nice. It does make the entrance more appealing. He feels that is open space because it is wide and green. There is also a 15 foot easement for the storm drain that goes between two pieces of property. It is not fenced so right now the property owners who abut that are using it as part of their yards. That is all the open space there is in this development.

For the homework, he is going to send a copy of the Investco conceptual plan so the commission can figure out how to score these things. The other thing we need to think about is how we are going to ask for the active space and green space. Staley stated he will also contact his friend in Pierce County to see how they score these things.

With nothing further the meeting was adjourned at 9:02 PM.

The next meeting will be December 4, 2006.

James Montgomery, Vice-Chairperson