

Planning Commission
June 13, 2005

Chairperson Schneider called the regularly scheduled meeting to order at 7:01 PM

The following members were present: James Montgomery, Cristi Boyle-Barrett, Cindy Maas, Ken Smith and Lisa Cramer. Sandy Ramsey was absent. Also in attendance were Planning Director Dan Staley and City Administrator Dave Schmidt.

Chairperson Schneider stated that tonight's public hearing is to receive public input regarding the revision to the zoning code. At this time he would like to introduce City Planner Dan Staley to give a brief synopsis of the zoning changes.

Planner Staley then gave a brief overview of the proposed zoning changes. The Executive Summary handout is available to everyone tonight and will be on the website tomorrow. The reasons for the changes are retention of small town character, requirement of zoning at urban density, economic diversity, neighborhood orientation and flexibility. He went over what changed from the last public hearing which are: 1) Central area residential: total area smaller and minimum lot size larger; 2) RB by Hinkleman: remains the same with the name changed to NMU; 3) HDR (High Density Residential) area: made smaller; 4) citizens suggestion incorporated: e-mail mailing list, elements of plan available for viewing in more places, increased notification (reader board on 410, newspaper articles, expanded web site), open house to view and comment on changes. The process from here is receiving testimony tonight, deliberate and make any changes if necessary. From there it will go to the Council and then to the Washington Department of Community Trade and Economic Development. Staley then went over the graphs and figures for median household incomes and assessed value by lot size.

Schneider stated the planning commission has had a balancing act and it hasn't been an easy one. They have had to balance people who want no development at all versus the property owners that want to develop their land. They also have to follow the State mandates with the Growth Management Act.

Schneider then opened the public hearing at 6:45 PM.

Mark McNalley, 1763 Ryan Road. He is sorry he missed the last public hearings but tonight he would like to come and commend all the planning commission members for the time and effort they have put into this plan. His question is during the re-zoning process does the rezone include any buffers or easements on Spiketown Ditch. Schneider stated that will come within the Critical Areas Ordinance and there is nothing regarding buffers at this time in the zoning code.

Jim Carlson, 166 Naches Street. He was wondering, we are knocking down the size of the lots to get more housing, are we still using the grid system and are we still going to have the 12' setbacks on one side of the house. He doesn't want to see the RV's, boats, extra cars, etc. parked on the streets. This needs to be addressed ahead of time. When he

was on the planning commission the regulation for the 12' side setbacks was put in, however it is not working right now. Schneider stated the planning commission in general supports the grid system and alleys. The standards encourage alleys by the way they would like to see garages set back farther and allow more flexibility if people use alleys. Staley stated they are discouraging cul-de-sacs; however, we cannot eliminate them completely. The planning commission strongly encourages the grid system.

Mike Lanphear, 1695 Ryan Road. He also appreciates the planning commission's time. The map on the website has not been updated since May and he would like to make sure what he talked to the planning commission about earlier on his property has changed to reflect the properties around him. Staley stated the changes will be made.

Sean Martin, 1302 Puyallup Street, Sumner. He wanted to express the same gratitude that others have expressed. He has submitted written comments as opposed to verbal comments regarding the GMA mandates. This is what community planning and effective planning is all about.

Mark McNalley asked when we thought this would be finalized. Staley stated the State deadline is December 1, 2005. The planning commission deadline is August 1, 2005 for things to be submitted to Community Trade and Economic Development to receive comments from them so we can finalize this by December 1, 2005.

Donna Tait, 29220 Borrell Road East. She is not in the city limits of Buckley. Is she correct is stating the proposed zoning is for the current city limits of Buckley and nothing else. Schneider stated that is correct. Staley stated as Ms. Tait is aware because she was at the meeting in Tacoma last Tuesday; Pierce County has denied our application to extend our urban growth boundaries, so our urban growth area is just the city limits.

Les Irons, asked if there will be more public hearings before another Urban Growth Area Application is applied for. Staley stated there will be a hearing; however this cycle is every three years so it won't be for at least two more years.

Jan Burley, 182 So. Sergeant Street. This is the first hearing she has attended and she would like to know if someone could explain the map. Staley stated the white areas are lots that are greater than 10,000 square feet. Ms. Burley asked what would designate on the map color coded that would designate apartments. Staley stated that was left out, this is for single family only.

Gordon Leibel, 446 Boyle Street. He would like to get an update on the sewer treatment plant improvements. Administrator Schmidt stated we had intended to move forward on the updates this summer, however the City did not received the Public Works Trust Fund Loan. The City Council decided to break the project into phases so we can move forward in phases depending on the funds available. We have applied again for the loan and will find out in August. Phase I is going forward and that consists of purchasing a belt filter press and building the dewatering building. Council will be deciding on whether or not

to go out for bid on the building at their meeting tomorrow. This phase will pretty much tap out all the reserves we have at this time.

With nothing further the public hearing was closed at 7:05 PM.

The planning commission decided to wait until Monday June 20, 2005 to deliberate on this.

With nothing further the meeting was adjourned at 7:10 PM.

Wolfe Schneider, Chairperson