

City of Buckley
Planning Commission Minutes
October 5, 2009

Vice-Chairperson McCorkle called the meeting to order at 7:05 PM.

The following members were present: Dorn, Howard, and Callis. Snellback, Logan and Panasiuk were absent. Also in attendance were City Administrator Dave Schmidt and Mayor Pat Johnson.

There were no minutes to be approved for tonight's meeting.

Discussion of Future Planning Issues

Administrator Schmidt stated in an e-mail, Chad was looking for direction and wondering what was going to come up next. He wasn't sure where the commission was with Suraiya, he knows there are four critical issues that will be coming.

The first is the Hearing Examiner duties. He knows the planning commission sent this back to the Council, the Council is supposed to give us guidance in the next week or two. This will then come back to the commission and will hash things out and send a recommendation back to the Council.

The second issue, because of the current economic conditions, we have had one developer go bankrupt. There are performance bonds involved, there are improvements that haven't been installed that the performance bond guarantees. If the city acts on those bonds, then we have to pay to have the improvements done and then hire an attorney to go after the bond company to recover the costs or we do a demand to the surety and give them the option of performing the improvements which is generally cheaper than what the city can do it for. The City Attorney and City Engineer talked to the Council and by the current municipal code there is a two year termination on the bond, so the city council extended that on the bond for two years, but it is an interim measure so it then comes back to the planning commission to see as to whether or not to make it a permanent thing or if it will just expire at the end of the interim period. This is something that will be coming to the planning commission to review and hold a public hearing on.

The next thing that we need to take care of is get an updated good solid future street map. McCorkle stated we have looked at this. Howard stated she showed this

something as a heads up for something that would be coming up but didn't really get into details. Dorn stated what he remembered is to see where the Council wanted to go with this. Another thing that was looked at is having someone from this commission to be put on the parks committee, so we could get everyone on the same page. Howard stated the one map that was given to the planning commission shows some what he would assume could be controversial streets. Administrator Schmidt stated that is why we need to get this updated because there has been a lot of development done without a future street map so we couldn't get streets going through intersecting. He doesn't think the street map has been updated since the mid 90's. Administrator Schmidt stated his suggestion would be to bring the City Engineer in to help with this. Discussion ensued. If you have future street map, if the street is going in front of a new development, then the developer would have to put in half of the street in front of their property. Discussion ensued.

The last issue that needs to be dealt with is to finish up the Parks Plan. Howard asked if the Council has indicated of the four items which one we should get done first. Administrator Schmidt stated the Hearing Examiner would probably be the first. He is hoping to get direction from the Council before the next Planning Commission meeting so he can come back with that information. Administrator Schmidt stated he is not sure where the commission is on the Park Plan. Mayor Johnson had indicated that there were some issues with impact fees. If the commission has issues with a document or plan then you need to make new recommendations. Go through it and make suggested changes and if there is something you want to see different then do it. Dorn stated the only things that were issues were the wildlife mingling with the public and he thinks that was addressed and he was the one that didn't like the fee. McCorkle stated he didn't like the fees either. Dorn stated he felt what they came up with is to go ahead and pass it on with a note that there was no consensus on the impact fee. McCorkle stated the impact fees are based on the LOS standards so if that's the case then possibly the level of service is too high. Dorn stated the impression he got was the parks committee was toying with several different concepts and this is the backbone of the skeleton but you don't know what the skeleton is going to look like. Administrator Schmidt stated he will get a copy of the old park plan for the commission to look at. Discussion ensued as to whether or not the level of service is too high therefore making the impact fees high and what happens when the impact fees get too high. Howard stated parks are great and important but he thinks it's the commission's job to identify a smaller list of projects and keep the fee more manageable. There was discussion about the WSU property.

Dorn stated if the city wants to save money, do you want to spend it on a hearings examiner or do you want to keep the board of adjustments and planning commission for another year. Administrator Schmidt stated the hearings examiner is a pass through costs. It actually costs the city nothing. The way the code is set up is the applicant pays all the fees associated with the processing of the application. What it may do is probably push the cost for the applicant up. This is something that the planning commission will be looking at when going through the hearing examiner duties. Dorn asked if this process will require a public hearing. Administrator Schmidt stated he doesn't know if it is actually required but anytime you change the procedure it would be in the best interest of the community to hold a public hearing. Right now the interim ordinance for the hearing examiner states that the hearing examiner reviews all subdivisions over 50 homes. We just went through that process with VanSickle Landing and he believes the Council really liked how that process went. The hearing examiner was able to take the emotion out of it and was able to use objectivity in drafting the decision. The Council then decided they wanted to move forward with the hearing examiner process. Administrator Schmidt stated he would bring the matrixes from the code book that describes the different land use processes and responsibility. Howard feels that the planning commission should review this, get public input and make recommendations to the council. Administrator Schmidt stated it can be done in phases as well.

Administrator Schmidt stated he would have hard copies of the park plan available at city hall tomorrow.

Howard stated Suraiya had spent a lot time discussing the Future Land Use Map with the commission is that something that needs to be done now. Administrator Schmidt stated he thought that was done. Howard stated they got to the point where they had determined the map was too small to see and wanted something bigger and with more detail, so it kind of died. Administrator Schmidt stated so the commission hasn't gone anywhere with this. Howard and McCorkle both said no. Administrator Schmidt stated he thought it was done and he and the City Attorney have talked about it and developed a matrix of uses and have talked to the Engineer about doing an overlay. Dorn stated this was done and it was decided that there would only be three descriptions and colors on the map. Administrator Schmidt stated the problem with that is once you adopt your FLUM map you need to begin to move all of your zoning to correspond with that. Usually it is within a year. Discussion ensued. Administrator Schmidt stated if this hasn't been completed yet, then he will have the City Attorney draft a memo explaining the relationship is between the two. Administrator Schmidt

stated the key is to make sure your FLUM map overlays correspond with the underlying zone will eventually be. Dorn stated he thought that is where we were.

For the next meeting, the commission will discuss the hearing examiner roles and if the FLUM map information is done, we will also discuss this.

The next meeting will be October 19, 2009 at 7:00 PM.

With nothing further the meeting was adjourned at 8:12 PM.

Chad McCorkle, Vice-Chairperson