

**City of Buckley**  
**Planning Commission Minutes**  
**December 14, 2009**

**Vice-Chairperson McCorkle called the meeting to order at 7:00 PM.**

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

**Howard moved to approve the minutes of the November 16, 2009 commission meeting and the November 23, 2009 commission meeting. Dorn seconded the motion and the motion carried.**

**Citizen Participation – Marvin Sundstrom**

Marvin Sundstrom, 881 Sheets Road. He has owned property in Buckley since 1987 and built on that property in 1995 and 1998. They have dealt with most departments in the city. He has been attending public hearings since the mid 90's. He has some involvement with the Planning Commission and has attended a few city council and council committee meetings. The largest public hearings were the Title 19 public hearings, this building was full and had to move the meetings to the Elk Ridge School and it was very full. He then asked how many of the commission attended those meetings. He thinks it would tell them a lot about how people in Buckley felt about being put on cracker box lots. While the White River Ridge hearings were large, most of the attendees were not Buckley people and he believes that to be pertinent. When the U of W students were here about five or six years ago, after they had done their work they held a public input attended by about 70 people, plus they had written inputs at City Hall, this was the second largest Buckley participating crowd he has seen. From the public input meeting an area that was identified as vital to the city was parks and from that came the park plan that culminated in an open house about a year ago with about 40 people attending. He passes this on as some don't believe you have an obligation to represent any interests other than what your opinion is. The park plan is the result of an involved process which you have an obligation to consider. He finds the foot dragging taking place a little interesting especially when no one who wants something different can really articulate what it is they want. He has a handout which talks of the duties of the Mayor, the powers of the City Council and the advisory function of the Planning Commission. He thinks you need to recognize you are an

advisory body. If anyone has a question about the handout he would be glad to explain his view of what they say. Dorn stated the cluster housing that is being referred to, are you talking about the PUD's. Mr. Sundstrom stated he is just talking about housing in general. McCorkle stated hasn't this been the way since the conception, how are we supposed to change it. Mr. Sundstrom stated he is not talking about what is there; it's the new stuff he is talking about. McCorkle stated so should we not allow any more building, just put in parks. Mr. Sundstrom stated a large lot has a greater value than a small lot to most people. McCorkle asked if he is talking about planning or parks. Mr. Sundstrom stated he is talking about both because if you have a little space on your city lot, then you have your own little park. Dorn asked what is considered a small lot. Mr. Sundstrom stated 4 units per acre he considers a small lot. We are in the country here; we are not in the city. If we continue with what the State is driving down our throats that we will have 4 houses per acre, then we need to buffer that by having park open space is what he is trying to say. Callis stated at four houses per acre you can't afford to build a park. Discussion ensued. Mr. Sundstrom stated it is the function of the City Council to decide when things are too expensive and when they are not too expensive. McCorkle stated so then are we just supposed to be rubber stamp for the Council because that is what you are implying. Mr. Sundstrom stated you can make a recommendation stated you believe it to be too expensive but you are not a sub committee to leave it here forever. Howard stated at the last Council meeting, there was some on the Council that suggested we slow down and not work on it until later on in the year. Dorn stated on the 2010 work sheet the park plan is listed as #1. Administrator Schmidt stated that is not necessarily the order things need to be done, he just listed things that he knows of that needs to be looked at. Mr. Sundstrom asked when the public hearing was on the park plan. The only public hearing he remembers there was a different chair when he testified. Howard stated August 10<sup>th</sup> was the public hearing. McCorkle stated we have been talking about this park plan at every meeting so he doesn't think we are dragging our feet. Dorn stated this has come in and out of the planning commission a couple times. McCorkle stated there were corrections that needed to be done as well. Howard stated the draft that we've looked at still has errors in it, which is one of the reasons the commission has decided not to move forward. McCorkle stated he has talked to the Council to let them know he is going to be working with Administrator Schmidt and he will be doing most of the updating on the park plan when he can get to it. What kind of commission are we if we send something to the Council to approve when the numbers aren't even accurate, we aren't doing the town a service by pushing something through that isn't even accurate. Mr. Sundstrom stated numbers are not a big deal and they don't take six months to create making them better. He is just saying to you, you have a whole lot of people out in the city that are

expecting a decent park plan. Dorn stated he talks to a lot of people, he thinks one of the problems is they want to put the developer in cross hairs and say they want to make them pay, but the reality is the way it is set up the person who takes out the building permit is the one that pays, two different ball games. When you ask the question do you want a nice park system, everyone answers yes, but ask the question are you willing to pay more taxes to get a better park system and the answer is no. Mr. Sundstrom stated all he is saying to the commission is this, those of us who have lived here paid our dues, done the other things, and have all the space we need, those who are coming new, should have to buy their way in. If twenty years down the road, we feel we have inadequate parks and we put up a park levy, then all the sudden the people who have lived here before are being asked to pay for the fact that we allowed lower building permits. Dorn stated he disagrees. Mr. Sundstrom stated we didn't have the problem until we allowed the infrastructure to fall behind, and when we allowed the infrastructure to fall behind we began to get into a position of having inadequate infrastructure. Where did that money go, that is a pretty good argument, we've had plenty of money in government, it has been misspent. Dorn stated any kind of a tax increase to make the city better; you are going to get an answer of no. Mr. Sundstrom stated having an adequate parks system is a high priority in his mind. He believes that green is better than gray.

### **Discussion of Upcoming Projects and Issues for 2010**

Administrator Schmidt handed out a list of five items on the 2010 work items sheet. They included Park Plan, Shorelines Update, Street Plan, WSU Property Master Plan and Comprehensive Plan Updates. These are items that have been budgeted for. Administrator Schmidt stated the FLUM map did get adopted and they did approve the Bonney Lake Services contract for planning services. After the first of the year we will probably bring the Planning Associate in from Bonney Lake and introduce them to the Planning Commission and will try and figure out what role they are going to play. McCorkle stated a lot of things Suraiya had on the list we pretty much hit. She did talk a little about the Shorelines Plan and the Street Plan. Dorn stated they have discussed the street plan a little. McCorkle stated he thought the City Engineer was going to be coming to the Planning Commission. Administrator Schmidt stated he talked to the City Engineer and he is willing to come out and sit down with the Planning Commission in a couple work sessions and look at what the future street plan would be and look at arterials and collectors and lay things out so he can get something drafted up. We were thinking sometime in January. Howard stated with regards to the street plan, is the map a conceptual map like this is what we are thinking. Administrator Schmidt stated as far as he knows what the Planning Commission has there hasn't been

any formal work done to it. Howard stated what we need to do is get a better understanding of the options and come up with a proposed street map and then hold a public hearing. Administrator Schmidt stated it may be a two step process because under State mandate we have the growth management updates that are coming down that we have to do for 2011, it looks like the Governors funding for that has been pulled and as a result of that the Legislature may postpone the adoption of the 2011 updates. The street plan is an exhibit within the Transportation Element. If the Transportation Element is one that needs to be updated, which it does, we need to look at what our capital improvement list is that basically drove the traffic impact fee, update that and look at the level of service. For transportation the level of service is on a grade scale. Discussion ensued. There was a brief discussion about Administrator Schmidt and McCorkle updated the park plan and presenting it back to the commission possibly sometime in February. Dorn stated he would personally like to stay away from the Bonney Lake planner as much as possible and that is because they have a tremendous commercial base in Bonney Lake that we don't have, so their concept and views, they have the wallet to pursue things. We don't have the pocket book that they have. Howard stated he assumed the assistance we would be getting was more here is a task we need done can you do that. Administrator Schmidt feels the Planning Commission can draft the Park Plan. You have the comprehensive plan, you have the basic format of the plan, you know what the policies and goals are; as long as the policies and goals and the park plan are supported by the comprehensive plan and your projects are laid out based on a level of service then all the technical details like the engineering costs for the capital improvements, how to do the fee calculation for the proportionate share so you are not overcharging development, those are the technical things you need to look at because those are the things that will stand up in court or won't. Howard stated there sounds like there is a fair amount of work that needs to be done outside of formal meetings. Administrator Schmidt stated you can assign a sub committee or you can have work shops as a full commission.

The next meeting will be January 4, 2010 at 7:00 PM.

With nothing further the meeting was adjourned at 7:47 PM.

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Chad McCorkle, Vice-Chairperson