

City of Buckley
Planning Commission Minutes
July 20, 2009

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

The following members were present: Dorn, McCorkle, Logan and Panasiuk. Maas was absent. Also in attendance was Associate Planner Suraiya Rashid.

McCorkle moved to approve the minutes of the July 6, 2009 commission meeting. Dorn seconded the motion and the motion carried.

Discussion of Park Plan

Rashid stated at the last meeting we went through the whole park plan again, Dorn and McCorkle had some comments that were discussed and taken care of. Rashid stated she wanted to clarify with the commission that she has a bias with the park plan. She is not only pro park but she sees it from a side where she feels we should get as many parks as possible while we can no matter what it costs in the impact fees. She was very involved in putting the park plan together with the Council sub committee. She doesn't want her opinion to influence how the commission feels about it but she hopes she can adequately describe the other point of view so the commission understands. Her planning philosophy has always been, she is not a member of this community and her job is to bring out what the community thinks should happen. The members that were at the last meeting felt strongly about the impact fees and she understands their reasoning.

Snellback stated she hears that the members that were at the last meeting were anti the high impact fees. Logan stated they definitely had some good discussion around it. McCorkle stated he is not necessarily anti but definitely has some reservations. He feels there should be some kind of a happy medium. Snellback asked what the forum to record their dissatisfaction is. Rashid stated if anyone would like to give a minority report with the recommendation. If anyone has reservations she would defiantly suggest you give a minority report. McCorkle asked why the multi-family charge is cheaper than single family. Rashid stated based on Office of Financial Management figures there is an average of 2.69 people per single family house and 1.80 people per

unit for multi-family. On the average, there are usually more people in a single family home than there is in a multi-family home. Discussion ensued regarding basing the fee on square footage of the home or the actual number of people in the home. Rashid stated it would be very hard to regulate how many people are actually living in the home. Dorn stated one thing he is worried about is if we charge all these fees to the developer then they will just build cheaper houses on smaller lots. Snellback stated the people that feel strongly need to give a minority report. Dorn stated he disagrees, he thinks this is a commission and we need to vote, don't do this to appease him. Rashid stated is the house priced based on what the fees are or is the house based on what the market will bear. If we had no impact fee would the cost of the house go down \$3,000 or will they just reap \$3,000 more profit. Rashid stated when looking at the impact fees you have to look at it from two different perspectives. She feels people move here to Buckley because of the open space. When you get more and more people moving out here, you will have less open space so this is a way to set aside open space. Dorn doesn't feel it is right for developers to give up land for open space and then have to pay a park impact fee. Rashid stated they don't have to give up land for open space in our current zoning code unless they are doing residential clustering. Discussion ensued. Marvin Sundstrom spoke to the commission stating we need to have wildlife corridors, the kind of things where people can actually see a tree rather than a bush in their back yard. He feels parks are just a portion of the total package. Dorn thinks it is a matter of priority and he thinks parks, he would like to have them, but with this economy, he doesn't think they should be on the hot seat. Long Discussion ensued.

Rashid stated she did crunch some numbers to try and reduce the impact fee to provide an alternative for commission to look at. She deleted one neighborhood park and came up with a new figure for the park impact fee.

Snellback stated there is one part in here that connects wildlife corridors to trail systems to allow public use and enjoyment. She feels this is a bad idea connecting wild animal corridors and people corridors, in her neighborhood they have a bear. She could have Bruce Richards from Fish and Wildlife would be interested and coming to the public hearing and talking about this. Rashid stated for sure let him know so he can be there.

Marvin Sundstrom stated when you approve the park plan it is costed out. When it is costed out you make the decision as to what percentage of the park plan you expect the developer to fund. Right now it is 90% so you expect the developer to fund 90% of it so then you would expect the citizens of the city to fund the remaining 10%, so if you only expect the developer to fund 50% then you expect the citizens to fund the remaining 50%. That is where you get into the pocket books of the people who already live here.

The commission agreed on the park plan with the language changes for deleting the section that connects the wildlife corridors to the trail systems and for changing the park impact fee which deletes one of the neighborhood parks.

Rashid stated the park plan was the big comprehensive plan amendment but we also have the Capital Facilities Element which will include the park impact fee as well as the new fire impact fee and Transportation Element. The clean up items are there are three appendixes, A, E & F is the transportation element that should not be there because they are in the Development Guidelines and Public Works Standards. The other part of the transportation element that needs to be changed is the Future Street Plan. Rashid stated she would give everyone hard copies at the next meeting.

The next meeting will be August 10, 2009 at 7:00 PM which will be the public hearing for the park plan and transportation element and possibly the capital facilities plan if we get the information.

With nothing further the meeting was adjourned at 8:25 PM.

Kathleen Snellback, Chairperson