

City of Buckley
Planning Commission Minutes
February 1, 2010

Chairperson Snellback called the meeting to order at 7:01 PM.

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

McCorkle moved to approve the minutes of the January 11, 2009 commission meeting. Dorn seconded the motion and the motion carried.

Howard asked if we have decided to table the zoning maps we were working on and do the Future Street Plan first. Administrator Schmidt stated that is entirely up to the commission, we had invited Dominic to come to one of the first meetings of the year so that is why we got to here. Howard asked if he has an understanding of which one might be more important in the eyes of the Council or as far as timelines.

Administrator Schmidt stated now that we have the future land use map adopted, as long as what the commission is looking at is doing rezones under the future land use map then that is something that can take place anytime during the year. If you are talking about the FLUM amendment then that would be a comprehensive plan update.

Election of Officers

Snellback stated she is willing to continue as chair. Howard stated Snellback has done an excellent job, this is only something that would benefit the group to rotate it around and solely for the purpose of giving that experience to someone else, and he would like to nominate McCorkle for this next calendar year. It was voted on by the commission that McCorkle will be the Chairman and Snellback will be the Vice-Chairman.

Introduction of Planning Services

Administrator Schmidt stated he would like to formally introduce Kathy James who is a Planner in Bonney Lake that will be working for Buckley as the City Planner. Right now they are sharing duties, we don't know what the work load will be or what the budget will allow. Kathy will be working in the Planning Office on Thursday mornings from 8:30-12:30 and will be attending the Planning Commission meetings. She will start possibly meeting with the Community Development committee as well. Administrator

Schmidt stated he really foresees that increasing to a full day a week possibly two days a week and maybe half time. Kathy then gave a brief description of her background and experience. Her background is not actually in planning, it is in journalism. She was a reporter on a local weekly in the City of Winslow. She then got a job at the local City Hall. While working in Winslow, they became the City of Bainbridge Island and annexed 36 square miles. She worked with subdivisions, short plats, and long plats, a little bit of engineering and a little bit of shoreline. She is excited to be working here. She worked in Bainbridge Island for 17 years. She also worked a short time with Snohomish County.

Future Street Plan discussion

The Planning Commission then went over the future street plan map that the Engineer prepared for the planning commission to use to compile information for one or two alternatives. Administrator Schmidt stated it may be best that everyone take the maps home and go through them on their own time and make notes and comments and e-mail them to him and he can get the comments to City Engineer Miller and make the changes. The following are the conclusions that came up at this meeting: have Dominic justify as to why he has proposed roads to different locations; research Mason Ave to see if we have the right-of-way all the way through there; shade major developed areas; transpose SR 165/Ryan/112th intersection and then have Dominic at the March 1, 2010 meeting. Howard would like to know if there is a way to indicate which streets are part of the existing future streets plan so we can see what has already been adopted and doesn't need to be changed. Administrator Schmidt stated he would ask Dominic to do this.

Capital Projects for the Park Plan

McCorkle stated he is working on the Park Plan and he needs to get the names of the projects that we want to include so we can get the information to the City Engineer so we can get cost estimates. The first idea was to have both of the plans sent over and have him do it all. If a lot of the projects are going to go on a wish list maybe we can save him some work. Howard stated for clarification that McCorkle is suggestion that we take all the possible parks that have been talked about and planned for and prioritize them. McCorkle stated yes. Snellback stated before any of us give an opinion this was all done by workshops and public input, there were more people turning out for this than any other project, so what was their priorities? McCorkle stated he is only going off of what is in the current plan and what is in the proposed plan and nothing is actually prioritized. Administrator Schmidt stated the thing you have to be careful of is

sometimes if you develop a wish list first before you develop a level of service standards, then you are out there trying to develop capital projects and charge a fee for things that aren't even adopted as a level of service for the city. The two have to tie together. He thinks its good the commission is looking at the capital projects but he thinks in conjunction you actually have to look at those levels of service standards. He thinks the biggest conflict between the two plans is you have one new plan written off of level of service that are basically untested the were proposed by RCO and then you have the basic level of service by the Parks and Recreation Association that is based on per capita. The projects are driven by the level of service because the projects are what bring you into that level of service so you know whether you comply or not. Discussion ensued. You can't just pick a bunch of capital improvement projects and say you are going to do those, you have to look at the level of service standards to see if those projects are justified by those level of service standards. In the current plan, they were but whether they still are or not, that is what needs to be looked at. McCorkle stated the majority of the commission was in concurrence with the one that is in place now. The idea was to take the projects out that have been finished and then updating it. It makes sense that we are going to have to stick with the level of service that is in the plan we have now or see if the level of service that is in the proposed plan is still kosher. Howard stated or maybe something in between. Administrator Schmidt stated to inventory what you have, which we should have a pretty good inventory because the committee went through and identified what facilities we have and what was accomplished, so you have a good base to start from. If you are going to stick with the old plan it really is a simple matter of updating it and looking at the level of service to see if it appropriate. We have new growth projections; we know where we are going to be in a few years other than the downturn. Dorn stated that is part of the problem, because it is based on all new homes, are you saddling a dead horse. Administrator Schmidt stated but if the market turns around in three years and all the sudden you are booming again and you don't have it in place, then you are always playing catch up. Administrator Schmidt stated Dorn is right, we have to be careful we are not pushing people out of town, there is a point to where you don't open your arms because it is going to cost the community but you also don't push them away. Discussion ensued regarding the level of service standards based on the RCO. McCorkle stated he will be meeting with Administrator Schmidt to go over the present Parks Plan to see what we need for the level of service. Howard stated what we need to do then is for the projects that haven't been completed, update to today's costs and then bring that back so we can see where that impact fee is at and then after that we need to identify a priority of projects and if we want to throw a couple more in and how much that would cost. At

some point send out a survey or somehow get some community input. Give them a menu such as A: keep the current plan and this is what the impact fee is, B: add a soccer field and this will increase the impact fee by this much. Let them have some final input.

The next meeting will be March 1, 2010 at 7:00 PM.

With nothing further the meeting was adjourned at 8:50 PM.

Kathleen Snellback, Chairperson