

City of Buckley
Planning Commission Minutes
April 5, 2010

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

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

Snellback moved to approve the minutes of the March 15, 2010 commission meeting. Logan seconded the motion. Howard stated he will be abstaining because he wasn't at the meeting. **The motion then carried.**

Code Revision – LDA Permits

Administrator Schmidt stated it is pretty simple, when we did the new code updates we forgot to put a provision for an extension. Right now all we have on a Land Disturbing permit regardless of the extent of the project is for one 18 month period. If you look at our clear and grading, erosion control and stormwater requirements, we don't allow anything to go on from the first of October until April 30th so you actually have the chance of losing 6 months. If we don't have the extension the applicant would have to completely re-apply for the permit. Staff is asking for one year extension within the LDA permit guidelines. This is not abnormal to have this in the code. Howard asked if there is something that is not included in a subdivision, short plat or commercial site plan, are there other scenarios that would fall outside of this exception. Administrator Schmidt stated the only thing we issue permits on is wetland critical areas permits and it usually requires and land disturbing permit along with that. For subdivision and commercial site plan even though you have been given a decision, you still have to get a land disturbing permit. This is a tool for us to use, it is not necessarily something that is just allowed on each application. The attorney had reviewed this as well. **Snellback moved to forward a recommendation to Council for approval of a one year extension on LDA permits. Howard seconded the motion and the motion carried.**

Future Street Plan discussion

Administrator Schmidt stated what the Engineer has done based on the Planning Commission recommendation is you wanted to take a look at the west commercial

portion because of the cross road going through between Hinkleman Extension and Mundy Loss on the south side of Highway #410. The engineer didn't put it on the map but showed the property boundaries and also put the property dimensions. The planning commission reviewed and discussed this again. It was the commissions decision to not have a cross road on the commercial property and to go ahead and move forward with this.

Title 18 and Title 20 Housekeeping changes

Administrator Schmidt stated what the attorney did is go through Title 18 and made the changes to take out where the Council made the decision and now the Hearing Examiner will make the decision and made all the corrections and cleaned up it all the way through Title 18. Howard stated so this is based off our recommendation from some time ago. Administrator Schmidt stated yes but there are additional changes the attorney found flaws in Title 20, things we had the Council doing that they couldn't do and such. All the changes he has recommended are highlighted in there. Snellback stated she had a question about the duties and powers of the hearings examiner, it states the hearings examiners duties in addition to other duties supervises and evaluates the work of employees as required, she was curious what employees this pertains to. Administrator Schmidt stated if there was ever a recorder or anyone involved with them that would be considered an employee, he doesn't see this happening for quite some time. Administrator Schmidt stated because of the changes in this, we will have to have a public hearing on this before it can go back to the Council for adoption. It was the Commission decision to go ahead with the recommended changes and schedule a pubic hearing on this for May 3, 2010 at 7:00 PM.

Update on the Park Plan

McCorkle stated he has received everything back from the engineer for the projects. Basically all he is doing is taking the proposed plan and switching a level of service. Engineer Miller stated the costs are pretty much the same; they haven't gone down so all he is doing now is crunching the numbers. He should have the numbers as to what the impact fee will be from changing the level of service in the next couple weeks. Howard asked if we have hammered out the level of service that we think would be good. McCorkle stated we are using the original one from the 2004 plan. Administrator Schmidt stated he was looking through the Comprehensive Plan the other day and it refers to the National Parks and Recreation Standards under the Policies and Goals. McCorkle stated the major difference he has found so far is when you figure up how much park space we have compared to the future population, with the existing level of

service in the proposed plan, we are in debt, so we will need to build more. When you change it back to the older level of service we are in the surplus so that will be a cost that won't be there unless we choose to add more parks. It is just trails that we need to fix. Administrator Schmidt stated it was designed that way, those level of services were adopted so that any new development would be responsible for park space. Howard stated one of the concerns expressed was when you require the developers to pony up park space to keep us at our level of service you are ending up with a bunch of small parks that are just used exclusively for the residents of that neighborhood as opposed to looking for something like a softball field that everyone in the city can benefit from. Discussion ensued. Administrator Schmidt stated where another problem is going to be is we are almost complete with the negotiations for the property down by the White River. Once we sign the purchase and sale agreement it will be hard to justify level of service standards for parks when we are sitting on 138 acres at the WSU property we have a 50 year lease on and 154 acres down by the White River and then we are going to try and charge a developer 2 million dollars to build a new park. Howard asked if we can charge the developer 2 million dollars to develop the parks we have that we don't have the funds to do anything. Administrator Schmidt stated yes. Snellback stated that is something then that needs to go on our wish list. Administrator Schmidt suggested when the commission gets what they are doing updated that we get a map of the city and lay it out and locate all the park facilities and lands we are looking at controlling and the potential uses for those lands. Then go back to the level of service and adjust those and adjust the projects to match. McCorkle stated he will have the numbers done for the next meeting.

McCorkle stated the only other thing we have is the information that was handed out at the joint workshop on the PUD's. He asked what the priority is on this. Administrator Schmidt stated he doesn't know. McCorkle stated he got it as the top of the list and Bryan got it as when ever it works. Administrator Schmidt stated you as the planning commission need to be comfortable with the plan you are sending forward for adoption. Interim Planner James will be working with the planning commission on this. Howard stated it seems to him that the first step is to gather information as to what is being done out there and if there is a recommended best practices PUD from some organizations. Are there some PUD's that have been tested and proven in the courts to be usable? We know there is one that was presented to us that was shown to not be reasonable and is still tied up in the courts. McCorkle stated they claimed to make the changes to it to where it would be feasible but it hasn't been tried yet. Administrator Schmidt stated staff can provide the commission with whatever you need you just need to let them know. Discussion ensued. James stated she would get

some examples for people to look at. Administrator Schmidt stated his professional recommendation based on what he is hearing is that the Planning Commission needs to be educated on PUD's. In order for you to tackle this you need time and you shouldn't be rushed or set yourself a deadline.

The next regularly scheduled meeting will be April 19, 2010 at 7:00 PM

With nothing further the meeting was adjourned at 8:07 PM.

Chad McCorkle, Chairperson