

City of Buckley
Planning Commission Minutes
May 3, 2010

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

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

Howard moved to approve the minutes of the April 5, 2010 commission meeting. Callis seconded the motion. The motion then carried.

Chairperson McCorkle recessed the regular meeting at 7:02 PM to hold the Public Hearing on Amending BMC Titles 18 & 20 regarding the Hearing Examiner.

Chairperson McCorkle opened the Public Hearing at 7:03 PM.

There was no one to speak regarding the public hearing.

Chairperson McCorkle closed the Public Hearing at 7:04 PM.

Chairperson McCorkle reconvened the regular meeting at 7:05 PM.

Deliberations on the Public Hearing

Howard moved to forward to Council for consideration the Ordinances amending BMC Titles 18 & 20 regarding the Hearing Examiner. Dorn seconded the motion and the motion carried.

PUD Discussion

Dorn gave a little background what the committee discussed when putting the PUD together, because he sat in on putting the PUD ordinance together, he doesn't feel comfortable voting on this. McCorkle stated the idea behind the PUD as he understands it is we want to shorten the lot sizes up to give developers the freedom to build. Administrator Schmidt stated there are incentives; any amenities that the city desires that you can't force on a developer so you do it through an exchange. The big argument at the time is the Comprehensive Plan talks about PUD but the Planning Commission didn't want to adopt one so what the city did is revise the clustering

ordinance. Dorn stated the high density for the City of Buckley was one big concern, to guarantee the developer they could get the same amount of lots. Dorn's recommendation to the Planning Commission is to get together and write down the likes and dislikes of PUD's and then go to town. He thinks with building the way it is now, the city has to have some flexibility or they are not going to get any. There was discussion about the amenities that the city may want and then the incentives to encourage that type of development. Howard stated so the financial benefit is less cost and infrastructure to support the development. Dorn stated there were some legal questions that popped up, such as if you have a six unit town house and one of them was a meth lab, how would it affect the other five units, and when you have joint ownership, what do you do about junk cars, etc. You need to get your questions answered before you develop the plan. Howard stated he understands the pros and cons to city and the developer but what are the advantages to the other residents that already live in the city, do they have a smaller piece of the tax pie by allowing PUD's to come into the city or has it been proven over time that costs don't decrease. Dorn stated it gives you a broader prospect for family sizes. Administrator Schmidt stated is one of the things this town has experienced is 14-15 years of minimal growth. Everyone living here sees the result of that on the utility bills, when your base is non-expanding and the current residents have to continue to pay the costs of the systems, it is going to keep going up, but where you have a customer base that can be distributed over a larger area you can split the costs. The highest demand for service is residential growth with the least amount of return. Hand in hand you need commercial growth but demographics that don't support commercial growth; you almost have to do both. These are all the things that are going to have to be thought through. Dorn stated on thing they figured out is you let the lawyer worry about the legal stuff and let the Administrator worry about the administrative stuff. You come up with a lot of ideas and then let the people who are going to make the decisions have the ideas. Howard stated the down side to not allowing a PUD option is not as much flexibility? Dorn stated you are not going to get a whole lot of expansion for Buckley because of the demographics. What land we do have is basically all there is. Dorn stated there is going to be some homework on this, write down your likes and dislikes, we can put them on the board and he will try to explain from the meetings he has been at what was discussed. Howard asked Interim Planner James what she felt the next step will be. James stated she thinks finding out what the code currently says, what you would like to have; if it is already allowed in our code, you may not need a whole new ordinance. Dorn stated you really need to sit down and go through the document, look at the pictures that James sent to everyone and drive around and look at some. There are some on South Hill, Lakeland Hills and even Bonney Lake and Sumner. Dorn stated there are townhouses, duplexes, carriage

housing and cottage housing. You need to write the definition down to each one because when you get a group of people together everyone has their own definition of these and the only way to get on the same page is to get the actual definition. Administrator Schmidt stated the developer could also choose to have single family residences in a PUD. Dorn stated one of the former Planners stated he lived in a neighborhood where they only allowed duplexes on corners so you could enter them from each street and still maintained the neighborhood look. Dorn stated a PUD is kind of a community within a community, but you need to make sure the amenities that PUD has, has to blend with the existing community. They can't have their own little trail and not have it tie into the city system. It has to function with the town. Howard stated one of his concerns is making sure there is enough separation between buildings, was that discussed. Dorn stated yes it was. Dorn stated probably the best way to address that is when you get a concept you ask the Fire Chief for his input and his concerns. You will be surprised as to how many ideas you will get and when you finalize the ideas, then you give it to the Planner for her to prepare. Dorn stated anything that is brought to light with valid questions needs to be addressed. Dorn stated you can use the draft that has been presented by the PUD committee, go through it and make changes or you can start from scratch. Administrator Schmidt asked if it would help to read the Comprehensive Plan because there is a lot discussion in the land use and housing element about flexibility and diversity and maintaining the town's character. Dorn stated when we first started this several years ago, we had a list of 10-12 goals, and having that list would be nice. Administrator Schmidt stated he still has the list and will get it to the members. Dorn stated that list was taken from public meetings that were well attended. McCorkle stated when we get that list we can go through the PUD that the council gave us from Mount Vernon and go through everyone's individual ideas and see how they match up. Dorn stated if you want to make it easy and make progress, let the Planner build the structure. He found this out working with Suraiya, she built the structure first and then we went through everything and hashed it out. Howard asked when you say build the structure, what do you mean. Dorn stated the Planner is the one that has to deal with the ordinances and it is stuff the Planning Commission doesn't deal with, so the commission could spend several hours discussing something and find out it isn't even going to fly because of different codes and laws. Howard stated so the next step is to look over the goals that were arrived at during public comment and spend more time looking at the existing PUD concepts out there. Dorn stated look at the draft PUD we have now and pick it apart.

Howard asked where we are with the Future Street Map. Administrator Schmidt stated he sent the changes to the City Engineer; he has a meeting tomorrow with Dominic and will ask him then where the map stands. Howard stated it would be nice to put this item to bed.

Park Plan Update

McCorkle stated when he was going back looking at the numbers, the values that we have or the projects that we have in there now, when you lower the level of service you are lowering the amount of acreage that is required so it is raising the price per square foot, so it is actually raising the impact fee. What the 2009 plan is saying with the level of service is we are deficient for parks by 21 acres. Administrator Schmidt asked what are we deficient when going by the old level of service standards. McCorkle stated 18 acres. McCorkle stated he also needs to talk about the WSU property, how is that going to come into play with this. Are we going to count it and will it raise or lower the price of the impact fees. Administrator Schmidt stated it depends, there is no purchase to that property, it is a lease so there is no acquisition price in there, but development of the facility depending on what the end use is going to be will. You would use money from the impact fees for capital development of that site. Howard stated if we lease that land for a long term lease if that will credit towards our level of service and therefore satisfy the deficit. Discussion ensued. Administrator Schmidt stated you almost need to take a new inventory of parks and land. There was a lengthy discussion regarding the current level of service and the projected level of service. Howard stated he thought the plan was to take the 2004 plan with the 2004 level of service and update it to reflect things that have been finished and reflect new land that has been acquired and then see where our deficiencies would be projected and then decide on what things can be developed. McCorkle stated that was idea, but when he got into it, it seemed like it was easier to take the old level of service. His biggest fear is he didn't want to change things too much because the committee who prepared the 2009 plan put a lot of work into, so he didn't want to end up giving them something completely brand new so he was trying to meet everyone in the middle and just change the level of service, which would then change the impact fees. After working on it, he has decided clearly that is not going to work. Discussion ensued. There was a discussion about the impact fees and how many trails and parks still need to be developed according to the new plan and whether or not the sidewalk along Ryan Road with future development would take away from the future trail plan. McCorkle said when you lower the level of service and you keep the amount of trails you want, the impact fee goes up. McCorkle stated on the wish list there are the two kayak drop off's and the pedestrian crossing across the highway. The immediate things they want to pay for are the Miller property and the

three 5 acre neighborhood parks and development of those parks. Administrator Schmidt asked if we meet our neighborhood park level of service now. McCorkle stated yes we do.

Howard stated he found his 2010 work items list. The number one priority was listed as the street plan, which we should be finishing up soon; number two was the park plan, which is in the works; we also have Shoreline updates but agreed to wait for some hearings to take place, Administrator Schmidt stated James is working on that with Watershed Co. who is our consultant, we have made our first map submittal; also the WSU Master Plan, but the Council needed to determine the scope first, Administrator Schmidt stated he has a meeting with Bonney Lake on Thursday to begin to develop a scope of work; next would be the Comprehensive Plan, Administrator Schmidt stated the deadline has been pushed back to 2014; and finally was the fire impact fees, Administrator Schmidt stated one thing we were waiting on was the levy so now that we know the outcome of that, there may be some revisions that need to be made to the plan. Howard asked if the Planning Commission would him to take the fire impact fees and work with the fire chief on that. The commission was in agreement with this.

The next regularly scheduled meeting will be May 17, 2010 at 7:00 PM

With nothing further the meeting was adjourned at 8:14 PM.

Chad McCorkle, Chairperson