

**City of Buckley**  
**Planning Commission Minutes**  
**February 28, 2011**

Chairperson McCorkle called the meeting to order at 7:01 PM. The following members were present: Howard, Callis and Snellback.

**Howard moved to approve the minutes of the February 7, 2011 commission meeting. Snellback seconded the motion and the motion carried.**

Interim Planner James stated she wanted to give the Planning Commission an update on the Shoreline Master Plan. One thing that DOE (Department of Ecology) requires is a little more than a plan and a little less than the actual Master Plan and that is at DOE for review at this time. She took the comments that were made at one of the last meetings; she had to reword how things were labeled and what you want to look at specifically to match the current Shoreline Act. Everything the Planning Commission wanted is still there; it is just under different labels. She has started working on the definitions. We have the site plan review ordinance that is still under construction. It was a request to update in accordance to the changes that were made in Title 20 Chapter 20.01. This should be coming to the Planning Commission within the next couple meetings. A third ordinance will be coming to modify the permit requirements within Title 20.01 because they are not mentioning things that need to be mentioned like plat amendments, certain permits that are mentioned in code that are not mentioned in 20.01. This will also be coming to the Planning Commission within the next couple meetings. Howard stated we had talked about working up a schedule on the Shoreline Master Plan for dates; do we have any kind of a draft on that? Interim Planner James stated we have a public participation plan, it has dates and what needs to be done by when. Howard asked if she anticipates the need for the commission to hold extra meetings or a weekend workshop to keep up with the workload to meet the deadlines. Interim Planner James stated she does believe everything can be done in the normal meetings; we do need to have it done by June because our funding ends. McCorkle asked if everyone is up for a Saturday if need be. Snellback stated she preferred an extra Monday. Howard stated he will not be in attendance at the meeting on March 7<sup>th</sup> and asked if that meeting could be changed. The commission agreed to change the March 7, 2011 meeting to March 14, 2011.

The regularly scheduled meeting was recessed at 7:12 PM to hold the scheduled Public Hearings on the Street Map and the "P" zone at 7:30 PM.

### **Public Hearing on the Street Map**

McCorkle opened the Public Hearing on the Street Map at 7:30 PM.

Marvin Sundstrom, 881 Sheets Road, asked what criteria was used to put the street plan together, he was told it was a collaboration of the City Administrator and City Engineer. Do we have anything down where we talk about how we are doing these things? He doesn't believe we need more streets from 112<sup>th</sup> intersecting Highway #410. Hinkleman makes sense because there is no way to get through from 112<sup>th</sup> to the north side. Butler Street doesn't make sense. Unnecessary designations make higher impact fees. He also believes we should extend Sheets Road all the way through to Collins Road so it provides access for the potential build up along the DSHS property which we have 100 year lease on. The Tanner Road route from Sheets to Klink is already built up; why not go to the City south boundary to connect Klink from Sheets.

The Public Hearing was closed at 7:33 PM.

### **Public Hearing on the "P" Zone**

McCorkle opened the Public Hearing on the "P" Zone at 7:33 PM.

Marvin Sundstrom, 881 Sheets Road, it appears that the city is adequately served with churches and all of them have purchased their own property to build their churches. The thought of putting a church at Rainier School, there are already roughly 2,000 round trips daily to Rainier School where the city receives no help for road maintenance. The city street fund is legally under capitalized with funds being diverted from other areas to cover costs. His question would be would allowing a new use create a road impact fee or provide any assistance with road maintenance. And though he has nothing against churches the request uses the rationale that it already happens with the use of public school facilities. Does anyone have a decision by the Supreme Court of the United States that this is an acceptable use, he doesn't believe it is? There is the separation of church and state issue to consider. Though this is not the place, the city does not need additional legal cost to serve something that is unnecessary.

The Public Hearing was closed at 7:36 PM.

The regularly scheduled meeting reconvened at 7:36 PM.

## **Deliberation on the Public Hearings**

### **Street Map**

**Howard moved to submit the Future Street Map to the City Council with a recommendation for approval. Callis seconded the motion and the motion carried.**

### **“P” Zone**

**Howard moved to submit the ordinance as proposed to the City Council with a recommendation for approval. Callis seconded the motion and the motion carried.**

Interim Planner James stated she needs the commission to be aware of the State law as well as the current Shoreline Master Plan. The current plan is on the website. The uses are important. She had the Watershed Company do a list of areas in the Shoreline Master Plan that are not consistent with existing State Code. She will give this information to the commission for review. It will be very helpful for her to have the commission be familiar with the uses as they are listed in the plan, to have ideas on how to reorganize it to make it easier to use, to look at the definitions both in the state guidelines and in our Master Plan. Howard stated if there was a night we could call a study session so we could be walked through things that would engage us in conversation. Interim Planner James stated she would see if Sarah Lukas who was here could come up and help walk us through.

The next scheduled meeting will be March 14, 2011.

With nothing further the meeting was adjourned at 7:44 PM.

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Chad McCorkle, Chairperson