

Planning Commission
November 1, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:36 PM.

The following members were present: Lisa Cramer, James Montgomery, Cindy Maas, Cristi Boyle-Barrett, Sandy Ramsey, and Ken Smith. Also present were staff members Gwen Rousseau, Dan Staley and City Administrator Dave Schmidt.

Boyle-Barrett moved to approve the minutes of the October 25, 2004 Planning Commission meeting as corrected. Cramer seconded the motion and the motion carried.

Administrator Schmidt introduced and welcomed new member Ken Smith to the Planning Commission. Mayor Blanusca appointed Smith to the Planning Commission at the City Council meeting held on Oct. 26, 2004.

Discussion on the Comprehensive Plan Land Use, Housing, Urban Design, and Economic Development Elements: Administrator Schmidt stated that this is a chance for the Planning Commission to make any final changes to these elements, then staff will prepare the non project action SEPA to publish and send out to agencies for comment on all four elements to the WA State Department of Community, Trade & Economic Development (CTED) for 60 day review. It will then come back to the Planning Commission after the 60 days for a re-review and a recommendation to the City Council. He stated that now is the time for discussion, questions and concerns to be brought up on all four elements and any of the appendices before sending the draft out for review.

Rousseau stated that last week the zoning committee had discussed changing one of the zones previously zoned as General Commercial (GC) to Central Commercial (CC). She wanted to make sure that all of the Planning Commission members were aware of it. Administrator Schmidt stated that Planning Commission consensus does not approve the zoning map, but to remember that the zoning map is a part of the future land use map (FLUM), and that they should be fairly comfortable with what they send out to CTED for the 60 day review, without expecting to make further major revisions. Rousseau then identified the area considered for zoning change on the map as the little triangle corner by Hwy 165 and Ryan Road. Administrator Schmidt asked if zoning it CC would support the idea of the Railroad Right of Way Master Plan. The plan has some basic uses for that area that we would have to make sure are permitted uses in the CC zone. They need to be compatible. After further discussion related to permitted uses of the CC and viewing the map of the Railroad Road Right of Way Master Plan, the consensus was to make it CC and as a conditional use permit multi-family if it is part of the binding site plan of the railroad property, so you limit it to a particular area. That would make the zoning code and the Railroad Right of Way Master Plan compatible and would only permit multi family in that area where it is mentioned in the binding site plan. Chairperson Schneider invited Sean Martin a guest in the audience to comment and Mr. Martin suggested a special planning area be adopted under the comprehensive plan and assign it the same characteristics as an overlay zone through the zoning which would accomplish compatibility with the RR Right of Way Master Plan. Administrator Schmidt stated that the overlay zone would only apply to a specific portion of the RR Right of Way Master Plan property. Staley agreed that would be a good plan since they would not have to

change any of the existing zoning, or the work that the Planning Commission has just completed, but just write an overlay zone for that area for what they want. Chairperson Schneider stated that sounded like a solution and everyone was in agreement that at a later date an overlay zone would be created for that specific portion of the RR Right of Way Master Plan property. The only issue left is whether to change the area in question from GC to CC, conditioned on it's compatibility with the RR Right of Way Master Plan and an overlay zone within it. Administrator Schmidt said the purpose of the overlay zone and why you are proposing to add it would have to be discussed in the Comprehensive Plan elements before going to CTED, in order to support any challenge. Staley stated that the goals and policies should support the change, and that the only change would have to be made in the land use map. After further discussion on the Comprehensive Plan, Chairperson Schneider asked if they were in agreement to change the referenced area to CC and look into establishing an overlay zone in the future consistent with the Comprehensive Plan. The commission consensus was agreement with the decision.

Discussion continued about how the RR Right of Way Master Plan was developed and the location that the plan encompasses which is from Park Avenue to Ryan Road where the new alignment project will take place. The intended purpose of the plan is to stop the type of development that is occurring on it now and to have one vision of it for the future in order to control the uses. Maas asked that the Planning Commission members be provided with a copy of the RR Right of Way Master Plan.

Maas addressed her concern about the Comprehensive Plan densities. She would like to see more substantial lots because she is afraid we will have too many starter homes and a lack of variety in the population. Administrator Schmidt stated that the purpose of the Growth Management Act and how they arrived at the R-4 as the minimum density in urban areas is that is the number of lots that it will take to provide service to make it cost effective. Maas feels that we need to have bigger lots that people with money will buy. Cramer stated that we need to be realistic and what they have done with the map is to create a balance so that we can have a mix of types of housing. Administrator Schmidt said that 70% of the current population in Buckley lives on lots that are 4000 square feet in size because that is how the city was originally plotted out. Boyle-Barrett said what they had to look at was that R-4 was the minimum that they could go, and that in order to have an UGA we have to meet the population requirements that Pierce County has set forth. Boyle-Barrett stated they tried to keep the population towards the center and that the center had to get bigger in order to accommodate more, and to keep the perimeter small for those who want a higher end house. There is Copperwynd, Elk Heights and other sections to be developed that are not starter homes. Chairperson Schneider stated that a lot of people in town share Maas's concerns and the people that it benefits are those that are selling their land or who own businesses in town. However there is not a lot that can be done about that, but they are trying to channel it the best that they can by saving as much that is good about Buckley as possible, while meeting the mandate to provide affordable housing. He stated that the committee worked very hard to come up with a good balance. Administrator Schmidt asked to add that the net gain from the development to the City will provide needed revenue for services and personnel, which otherwise we may be forced to cut since the voter initiatives passed in the last few years have resulted in a huge loss to our revenues. Many other local cities have been forced to lay off personnel and cut services, and Buckley is already operating with a small staff.

Growth is needed to distribute costs and to generate revenue to provide services. After further discussion Staley stated that the expression of densities is not to fix past wrongs, that you need to think about what Buckley is going to look like in 20 years and that this is an expression of the future. Administrator Schmidt said that the committee has done long term planning and you shouldn't have to come back for a major rezone in the city if it has been done right.

Chairperson Schneider asked if there was anything further they needed to bring up in the discussion on the Comprehensive Plan Land Use, Housing, Urban Design, and Economic Development elements. Administrator Schmidt asked if the corrections from the last meeting had been made. Rousseau and Boyle-Barrett will confirm that the corrections are made. Chairperson Schneider suggested that as long as there are no changes in intent for them to go ahead and make those changes and the commission members agreed. There was a discussion on median house prices to be included in the final version and the need to obtain the data for it. Maas will provide the information.

Chairperson Schneider then asked if everyone was comfortable with sending these elements off for the 60 day review to CTED. Administrator Schmidt stated that he and staff are recommending that the Planning Commission reconsider taking the Future Urban Growth Area out to 234th. The consensus last time was to go all the way to 234th, however staff feels that it is really overreaching our grasp and hurts our credibility when it comes to the County. It would put a line down that we have no way of achieving, as well as possibly creating animosity between us and Bonney Lake. He asked that they look at a large map and see where the natural boundaries of the city lay and by including the land mass out to 234th we would be the size of Seattle. Staley added that the way that the decision was made was the result of input by a small group of people. Had we asked anyone else, and was that really representative of what the community wants. Cramer stated that when they made that decision it was to put the future intent out there, and that it was a vision for down the road, not thinking realistically that they would have to commit to being able to provide services out to 234th. Administrator Schmidt stated that it needs to be credible and something that the city can provide long term services to whether it's 40 or 50 years from now, is the area that size something we will be able to provide services for? The future population of that area could be 30,000-40,000. Is that keeping with the policies and goals and keeping with the small town character? Staley stated that consistency is the key, if you look at the FLUM, what we are saying is that we are developing in a particular way, and if you look at the future UGA that says something completely different.

More discussion took place about what creates a city, how to build a community and the thought that goes into it. Chairperson Schneider stated that he does not want to be driving into Bonney Lake when he crosses Mundy Loss Road. He feels that the area in question has Buckley addresses, go to White River Schools and that those people would prefer to be included as part of Buckley. Chairperson Schneider added that this still makes sense to him, even though it may never happen. He would like to have our realistic UGA that we are trying to get now, and then change the term to "reserve" or future UGA that will still head out into that area and encompass most of the White River School District and the Buckley addresses. Rousseau stated that the area has a sense of being part of Buckley; the challenge is to find a way to make the area under the authority and/or control of Buckley so that the fear of Bonney Lake extending past 234th is

unlikely. The idea of working with Pierce County for joint planning area designation to have a stronger say was discussed. Administrator Schmidt stated that the Growth Management Coordinating Committee (GMCC) meets regularly and is made up of City/County Planners to discuss these issues now, our staff is small and has been unable to send a representative.

There was more discussion that centered on our ability to provide services to that area, future options and that we will probably not grow out past 270th in the next 40 years. Boyle-Barrett stated that she also wants to do want ever it takes to keep Bonney Lake from expanding beyond 234th, including putting it on a future urban growth area map. Administrator Schmidt believes that Bonney Lake will come past 234th if they can demonstrate need because they have the resources to put in the infrastructure and to provide services. Chairperson Schneider stated it may not be practical and we may lose if challenged, but he would like to make the effort to include it. Maas stated she also doesn't want to see Bonney Lake come past 234th, but thinks it is unlikely that the county will approve a future UGA to 234th when we haven't been able to demonstrate any growth in ten years or the ability to provide sewer and other services to our current population.

After continued discussion Chairperson Schneider stated that they had discussed it as much as is going to be fruitful and asked what the consensus is. Did anyone want to make a motion to change the decision? **Maas motioned to change the FUGA from 234th and decrease it back to 270th. Montgomery seconded the motion, and after discussion the motion carried by a 4 to 3 vote.**

Due to time constraints discussion of the Transportation and Park Elements was postponed. The public hearings that were tentatively scheduled on these elements have been cancelled and new dates will be set.

Administrator Schmidt announced that the upcoming schedule for the Planning Commission is to continue to meet every Monday night through November except for the 29th. Chairperson Schneider asked if the sub-committees work was completed since they are sending off the four elements reviewed tonight. Rousseau's committee has a small amount of work to complete. Staley's committee agreed to take on review of the Transportation Element before the main meeting next week in order to minimize some of the questions and to get through it faster. The Park Element has only formatting and one minor change to be made.

With nothing further the meeting was adjourned at 9:40 PM.