

**Planning Commission**  
**July 11, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:00 PM

The following members were present: Lisa Cramer, Cristi Boyle-Barrett, Sandy Ramsey, Cindy Maas and Ken Smith. James Montgomery was absent. Also in attendance was Planning Director Dan Staley.

Boyle-Barrett moved to approve the minutes of the June 20, 2005 commission meeting. Cramer seconded the motion and the motion carried. Smith abstained from voting.

Cramer moved to approve the minutes of the June 27, 2005 commission meeting with corrections noted. Boyle-Barrett seconded the motion and the motion carried.

**Discuss Revisions to Critical Areas Ordinance:**

Staley stated there are two things that have to be changed. They are the buffer widths and the mitigation ratios. Schneider asked what the changes are on the buffer widths. Staley stated the comments he received from DOE is our buffer widths are too narrow for the category I & II wetlands, however our category I & II wetlands are all on the White River. The comments he received from DOE on the category III & IV buffers were the category III buffer was not wide enough to preserve all the functions within wetlands, so the recommended width is actually wider than what is on here. Their recommendation for category III is 100 feet and we have 50 feet. Boyle-Barrett asked about the high intensity. Staley stated it is usually how much impact is going on around the buffer and how high of impact there is. Staley stated what he is trying to do is strike a balance between future development and preserving wetland functions. It is a difficult balance, however, DOE has been out here with CTED and he thinks they understand. The other balance is Enumclaw has comments back on their Comprehensive Plan from DOE that were similar to ours. Schneider stated so what we are doing here is trying to meet them part way. Staley stated yes this is about half way. Schneider stated this is your belief that this is the smallest buffers we can go with to get this passed. Staley stated yes. Cramer asked if we send this in with these numbers and it doesn't go through will that mess up our timeline. Staley stated no. Staley stated on page 35 with the mitigation ratios, the comment he got back from DOE was that the enhancement ratio should be at least twice of the replacement ration. Realistically the enhancement ratio would make a better wetland and with the replacement ratio, we don't have the money to do this. Maas stated she thought if there was a specific amount of wetland on a piece of property it had to be addressed, how big is that. Staley stated the comments he received back was that you cannot destroy any wetland regardless of how large it is but he will check on that. Discussion ensued. Schneider stated his impression is that Staley feels this is the best we can expect to get by for now. Staley stated this is in CTED for review right now so we may get some comments back from a planning perspective.

**Boyle-Barrett moved to recommend approval of the Draft Critical Areas Ordinance with the changes discussed. Cramer seconded the motion and the motion carried.**

### **Discuss Revisions to the Transportation Element:**

Staley stated he doesn't expect a motion today; he would like a little more scrutiny after tonight's discussion. Staley stated Administrator Schmidt has refigured the impact fees. He is requesting that the commission look at the impact fees as a business owner opening up a business in Buckley with these impact fees. The Council has asked that we put the higher impact fees back into this plan so that new developments both commercial and residential pay for these impacts, not the current citizens living here.

Staley stated he gave the commission two sets of documentation for trips per day. The first one is the International Engineers Transportation Manual and that is what they are looking at. The other document is what he felt the actual trips per day would be. So the impact fees listed are the trips per day listed in the International Manual, however, Buckley is not the norm. Wolfe stated he remembers when talking about this before, his feeling was for homes, he did not mind being on the high end of the plateau because our citizens are concerned about having other people moving in and have the people that are already here be stuck with a considerate portion of the costs. He feels there are two different issues here, residential and commercial. Staley stated there are two different issues; he just wanted everyone going into this with an open mind. Schneider stated his immediate impression is commercially we are hurting. For residential he thinks we would have to go a long ways to press ourselves out of the market, once the sewer is available, the developers will be there and the area will be developed. Maas stated she disagrees, after seeing the critical areas with the large buffers and if you keep raising the impact fees, the housing is going to go up so high, your children are not going to be able to live here. The people that live here are going to benefit from development, they are going to get their roads fixed, they will have more police officers, etc. Boyle-Barrett stated this trip generation book has large numbers for trips per day, in a town that has 4,500 people these numbers seem real high. She would like to know if we can adjust the number of trips to more reflect what Buckley is instead of what the book is. Staley stated yes. Boyle-Barrett asked how we can do that. Staley stated the message that should come out of Planning Commission should be is what do you do about the impact fees for a rural area? Cramer asked how our fees compare to Bonney Lake. Staley stated he can find that out. The commission would like the planning staff to provide some comparative numbers along with what the City is charging residential and commercial businesses right now. Boyle-Barrett also asked about police and fire impact fees. The city is not charging them right now but this is a concern. The police department is understaffed and the fire department is falling out of their building. Maas stated the only thing that is going to save this town in her opinion is the sewer. She thinks this whole town is holding on by the skin of its teeth waiting for sewer. The more people you get to live here, the more the people will shop here. If we have these high impact fees, there is not a business that will come here. Why should they come here with a low population and high impact fees when they can go down the street to Bonney Lake with 12,000 population and lesser fees. We need to help commercial businesses to come here. Discussion ensued. Boyle-Barrett stated she thinks the list of types of businesses needs to be expanded. Staley stated this is the discussion he was looking for. He is now recommending that everyone think about the discussion we have had here tonight and think in the terms of being a business owner coming to town, would you really want to

pay these high impact fees or would you be more apt to go down the street where you don't have to pay so much?

**Zoning Code:**

Staley stated he met with the Building/Zoning/Environmental committee and that went very well. The committee seems very acceptable with what we have done. It is very important anytime the commission can optimize running into Council members and give them their reasoning for what we are doing would be great. Staley stated he is meeting with the committee again on July 19<sup>th</sup> at 6:30 to make sure at least the committee is much apprised with our plan. Boyle-Barrett stated she really enjoyed attending the committee meeting and she strongly encourages the rest of the commission to attend to show our support of the plan.

Smith stated he would like to strike his vote on E.E. Neilson Meadows and vote no on this.

With nothing further the meeting was adjourned at 8:21 PM.

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Wolfe Schneider, Chairperson