

City of Buckley

Planning Commission Minutes

January 26, 2015

Chairperson Helmer called meeting to order at 7:00 PM. The following members were present: Harris, Beatty and Hall. Also in attendance was City Planner Thompson.

Harris moved to approve the minutes of the January 12, 2015 commission meetings as presented. Beatty seconded the motion and the motion carried.

Helmer stated LaVergne has moved outside the city limits so no longer qualifies to be on the Planning Commission. Helmer stated he would send her an email stating if she should move back into the City limits or circumstances change in any way she would be welcomed to come back on the Planning Commission.

Helmer would like to introduce our new Planning Commission member Jim Hall and he asked the rest of the Commission to introduce themselves.

E-6 Park Element discussion with City Administrator Dave Schmidt

Administrator Schmidt he looked at what the Planning Commission had reviewed as part of the survey information that was done in 2013 and when the UW students were here. If you look at the survey data, based on what the draft of the plan was, the conclusion from the Planning Commission is that there was only an interest from the community for the top level items which is basically trails only. So when the level of service standards was looked at the Commission focused on the general park areas. Administrator Schmidt stated he would like to discuss with the Planning Commission the level of service within the Park Plan because if we don't itemize all the amenities and adopt a level service for those, we have no goals to achieve so we can't justify making it a part of the impact fees. His reason for coming to the Planning Commission is asking to reconsider the interpretation of the survey data and possibly make changes to the level of service standards. Harris stated she never felt they intended to throw anything out; she has an interest on some of the items that were low on interest. Discussion ensued. Helmer stated he is concerned with charging impact fees to developers; his belief of the impact fee is that particular development pays for impacts directly related to their development, which is where he believes in the concept of mini parks and regional parks. On the other hand he doesn't see it going into a fund that pays for things in different area that really those folks didn't cause and impact on, such as installing a splash park or climbing wall. Those will be installed in a more general area where the majority of people can come together and we have the space to put it. The funding in his thought for

these would be from a general fund, not an impact fund. He feels the impact fees should have a benefit to the property owner right at their location. A lot of times impact fees do end up benefiting the people that were charged the impact fees. Discussion ensued. The Council's intent is to have the ROW property master plan developed on the east side of the trail in commercial development. Helmer stated he doesn't agree with that and never has, he doesn't ever see anytime that any city should ever sacrifice open space park plan for commercial development. You should never give up open space because you can never get back that unique piece of property. He also doesn't believe the city should be involved with commercial land ventures. Discussion continued on what needs to be added to the plan. Beatty stated she thinks it's really important to word the document and include anything we need to get any other extra funding we can get grants.

Administrator Schmidt stated after talking with the Commission he feels he can go back and put a draft together for the Commission to look at.

E-1, Land Use Element

Thompson stated her goal for tonight is to complete and get a recommendation for the Comprehensive Plan Map. One of the issues is to discuss overlay zone uses. One thing she would like to change is the name from FLUM (Future Land Use Map) to Comprehensive Plan Map. Thompson then went over via power point with the Commission the recommended changes to the Comprehensive Plan Map. Howse agreed with changing the zones to get rid of the spot zones; however she wants them to be changed to include the most options.

Harris moved to accept the Comprehensive Plan Map as presented for it to move forward. Beatty seconded the motion and the motion carried with Hall abstaining.

Helmer stated due to time constraints he feels we should postpone under Item #5 (b, c and d) until the next meeting.

Regulatory review and updates

Marijuana – Thompson stated marijuana is on hold for the time being.

BMC 19.42 – This is with the City Attorney for review.

Wetlands/Title 12 BMC – Thompson stated she has received information from the State that not only do we need to change the definitions but we also have to review and accept the new FEMA flood maps, allow for comment on them and have that all done before we have the Comprehensive Plan done. So the ordinance needs to include the adoption of the new FEMA flood plain maps. She is still reviewing them.

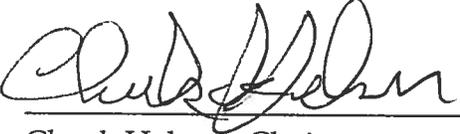
New/Old Business

There was none.

The next meeting will be February 9, 2015 at 7:00 PM

Beatty moved to adjourn the meeting. Harris seconded the motion and the motion carried.

With nothing further the meeting was adjourned at 8:52 PM.



Chuck Helmer, Chairperson