

**City of Buckley**  
**Planning Commission Minutes**  
**October 20, 2014**

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

**Beatty moved to approve the minutes of the October 6, 2014 commission meetings as presented. Harris seconded the motion.** Beatty stated there was one mistake and that was it was stated in the marijuana discussion that the current ordinance reads a 1,000 foot separation and it should be a 5,000 foot separation. It was clarified that it was actually stated 1,000 foot, so it cannot actually be changed in the minutes but we can state at tonight's meeting the clarification. **The motion then carried.**

**Harris moved to excuse the absence of Diane Wink from tonight's meeting. Beatty seconded the motion and the motion carried.**

#### **Day Care Ordinance – Public Hearing**

##### **The Public Hearing was open at 7:04 PM**

Thompson gave an overview of the Ordinance. Thompson explained what the State licenses day care for children and day care for adult under different regulations. There are two different types of child care for our city, one is a family home day care which is a person who has a house, lives in the house and takes care of up to 12 children that are not their own children; the day care centers are facilities that you don't necessarily live in the house. The family home day care, the State says they must be allowed in all commercial and residential zones. There were three written public comments. There was discussion about the adult family homes. In the existing code, the zoning has a definition for adult care and adult family home but nothing for day care for children. The zoning mentions child care only as a home occupation. There are no regulations for either child day care or child family home. The proposed code conforms the definitions to the State law by using the State laws definitions for these uses. It adds a chapter for day care and adult care. The City Attorney reviewed this and gave comments today, she can't release the comments but can tell the commission that what he says is: you don't need to permit day care centers in residential zones; the adult care centers also don't need to be permitted in a residential zone; the adult and child care centers need to be treated equal; the term family is something he is looking at; he recommends dropping the adult family home in favor of just the single family residence

and change in the definition or regulation somewhere that says that the Administrator can expand the definition of family for group homes or adult family homes or adult day care. We received comments from a Day Care Administrator at the State Level; a current day care worker; and a State Worker. Discussion ensued. Helmer has a concern about the adult family homes being permitted rather than be conditional use. Thompson stated it is required by the state to allow this and she will find the citation that requires this; Harris stated she doesn't feel the adult family homes will be an issue. With the requirements of the State, she feels it won't be a problem. Helmer stated he thinks it's something we have to think of from a public's point of view of impact of neighborhoods, such as emergency vehicles. Helmer stated let's get clarification for the next meeting and we will deliberate on it.

**The Public Hearing was closed at 7:48 PM**

### **Marijuana discussion for distances between facilities – recommendation to Council**

Helmer stated he would like to clarify that the public hearing announcement states a 5,000 foot separation between stores and the Ordinance which is a 6-month moratorium states 5,000 between facilities. Helmer stated that it is his understanding that the original thinking was to be 5,000 feet between like stores. Beatty thinks 5,000 feet is too excessive. Helmer asked if anyone had a thought for a recommendation. Harris stated she is looking toward 1,000 foot separation between like stores. **Harris moved to make a recommendation of 1,000 foot separation between like type facilities. Beatty seconded the motion.** Helmer asked for clarification, if a farmer has a grow operation and the farmer next door wants to put one in would that now not be allowed. It was clarified that it would not be allowed. Thompson asked if this was just for the six month moratorium ordinance. The commission agreed that yes it is. **The motion then carried.** Thompson will take this to Council for recommendation.

### **E-5, Transportation Element**

Thompson stated there are comments from Amy Pow from the Tacoma Pierce County Health Department. She said she would provide these comments to the commission but the document that Amy commented on was not the correct document, the City Engineer left out the goals and policies that the commission put into the Transportation Element.

### **E-1, Land Use Element**

Thompson stated we completed several sub elements of the plan. In the packet this is all the sub elements of the Land Use Element. Land Use is the environment so she has moved Resource protection to 1.2 and 1.3. Intergovernmental Coordination has been moved to 1.4. Residential Land Use is now 1.5 and Commercial Land use is 1.6. Transportation is 1.7, Parks and Open Space is 1.8, Public Utilities are 1.9 and Public Facilities is 1.10. This document

includes all the latest work. The yellow highlighted areas are questions she has for the commission.

### **New/Old Business**

Thompson stated for the Urban Growth Boundary Amendment for the City of Buckley, the Public Hearing with the Pierce County Planning Commission will be December 9, 2014 at 7:00 PM at the Pierce County Public Services Building in Tacoma.

Thompson reminded everyone that they need to do the training on the Open Public Meetings Act. This can be done online and Joanne at City Hall needs your certificates of completion as soon as possible.

**The next meeting will be November 3, 2014 at 7:00 PM**

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

With nothing further the meeting was adjourned at 8:28 PM.



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Chuck Helmer, Chairperson