

City of Buckley
Planning Commission Minutes

April 20, 2015

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

Hall moved to approve the minutes of the April 6, 2015 Commission meeting as presented. Beatty seconded the motion and the motion carried.

Public Hearing: Element 6, Parks

Helmer opened the public hearing for Element 6, Parks of the Comprehensive Plan at 7:00 PM. Thompson gave an overview of the information that the Planning Commission and staff have been working on for the past several months in putting together the Parks Element of the Comprehensive Plan, which includes the existing park facilities, future park facilities, the cost of future facilities and maintenance of both along with the new park impact fee and how that impact fee was figured.

There was no public participation.

The Public Hearing was closed at 7:15 PM

Hall stated he still feels the impact fees are high, he thinks it will impact the demand for our market. He is not sure if it adequately considers the benefit to existing property owners sharing in that cost. It seems to overburden any new home coming in and he believes that is doesn't necessarily impact the new home purchaser or developer; it actually effects the land owner, because the higher you increase the cost, the less the developer is going to pay for the land. Beatty stated she doesn't have much to add. Harris stated she feels it is good because if we don't built it they won't come and if we don't plan for it, it can't happen. She appreciates Hall's concerns. We can't get the grants and the money if we don't have the plan. Helmer stated him and Hall both went to the workshop of the City Council. What he heard is that no one on the Council made a statement that they thought the Park Plan impact fee was too high, they seemed to acknowledge it was high but if we are going to do the WSU property that is the only way we are going to get there. Helmer's concern along that line is he is still not convinced that the new development impact fee should be paying for that. It is an awful remote location from the core of the City, which concerns him. Would it really

benefit the core residents of the city? He believes in supporting parks except the WSU property when the Council is talking about softball fields and little league and a few other things, that really doesn't benefit the homeowner. It benefits the tourism which is important. He is in favor of parks that directly benefit the home owner. He would like to know what percentage of the new impact fee supports the development of the WSU property. Administrator Schmidt stated it depends on the priority of the Council. Discussion ensued. Helmer state if he is not mistaken while we put this in the park plan element, it is still up to the City Council to decide whether this impact fee is the one to use. Administrator Schmidt stated once the Planning Commission makes the recommendation to City Council, they can do whatever they want, they can totally change the whole thing. If they make a significant change, it would have to go a subsequent hearing, especially if the impact were greater than what the Planning Commission is recommending. Administrator Schmidt stated what was presented tonight for the public hearing was a draft version that we had to hurry to get done because of scheduling and the way the hearing advertisement was. Now that the Planning Commission has had a chance to go through it in more detail and the City Attorney review it and we have had a chance to talk to Commerce and reanalyze some the Engineering estimates we believe there is a way to get the impact fee lowered by another \$750 without changing anything other than just some of the Capital Improvement projects and how they were calculated. Discussion ensued. Administrator Schmidt gave the Planning Commission revised information to lower the LOS and impact fees. The Planning Commission will review this and bring the final deliberations to the next meeting.

Zoning recommendation to the City Council

Helmer asked that this be added based on some recent information he had and an impact he had. If you recall on the zoning we dealt with out at the cemetery. It's not non-conforming; somehow we have a piece of privately owned commercial property in the middle of the "p" zone. Thompson stated the property that Helmer is referring to was City owned and operated before and it was sold for this particular use. Helmer asked if it was City owned as funeral home. Thompson stated yes. Helmer state while a cemetery serves people of the City the issue he is bringing up in question is whether it is right for the City, is the fact that there is a crematorium there. The problem he sees is that Week's funeral home is no longer Week's it has been sold to a much larger entity and his concern is could the increase of cremations coming from other than the Buckley plateau area increase substantially and is that going to cause the building and facilities to be expanded and is that what we want alongside Highway #410 and next to the cemetery where people visiting the cemetery expect some peace and quiet and solitude. They have been woken up three times in the middle of the night from the crematorium. That was a noise ordinance violation so it has since been shut down. In speaking with Week's there was a maintenance issue with the crematorium

and it has since stopped and they haven't heard anything since. Just a thought are we doing the right thing changing it from the "P" zone to "GC". Thompson stated it was the commission's consensus to leave it "p" with a note allowing the funeral home. Helmer's concern was because there is an NMU zone across Highway #410 would an increased activity of cremations cause a liability situation of a future lawsuit. Discussion ensued.

New/Old Business

Helmer stated the only thing he can think of is marijuana; Thompson mentioned something to him today when talking to her that we have one or more growers interested in siting. Thompson stated yes lots of them want to site in the R-800 0 zones, however, no permits have been applied for. Helmer stated he thinks this is probably something we should put back on our action item list is the marijuana ordinance. Helmer stated he saw in the recent paper that the State is getting closer to medical marijuana being under the same regulations as recreational.

The next meeting will be May 4, 2015 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 7:49 PM.



Chuck Helmer, Chairperson