

City of Buckley
Planning Commission Minutes
January 12, 2015

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

Dave Schmidt, City Administrator for the City of Buckley. Due to the amount of work that the Planning Commission has and that City Planner Thompson has he has volunteered to complete the Park Plan. He got about half way through it and had some concerns about some of the interpretation of the survey data that the public had given back to the City in 2013. He has about a five page memorandum along with the survey data that addresses his concerns that he would like the commission to read through and then he will come back to the meeting on the 26th to discuss it with the Planning Commission.

Beatty moved to approve the minutes of the November 17, 2014 commission meetings as presented. Harris seconded the motion and the motion carried.

Public Hearing – Land Use Element

Helmer opened the Public Hearing at 7:04 PM.

City Planner Thompson gave an overview and power point presentation on the Land Use Element of the Comprehensive Plan. The information that she will be going over was also provided on the City website. The power point presentation is arranged in such a way that she wants to stop at certain points and allow the public to speak.

Tom Dantzler , 29304 SR 410, He had a question about the soils map and if there is one available on the website. Thompson stated there may be one available at the County.

Dan Matthews, Kidder Matthews, Real Estate agent who has the former Interwest Development property for sale located at 29201 Highway #410. He wanted to speak because they have been brought in to reposition that site and it has unique features. It is currently zoned General Commercial and one of the challenges is you have the several clients that would like this but it is not zoned for their type of business. When you are considering doing all the planning, look at the process because you are probably 10-15 years away from achieving the vision. You have to allow enough zoning to give you jobs and synergy to grow towards that and increase the land values.

Mike Newton, Kidder Matthews, Thompson asked them to come in and speak more importantly on the Interwest site, and their marketing efforts. They are having a hard time getting people in this building mainly because of the General Commercial zoning. They would like to have the use be more expansive until there is a better population growth in that area.

Jim Hall, Commercial Division Manager for the Pierce County Assessor's Office, he was asked to attend tonight's meeting to speak about issues related to how your property taxes might change if you were to be rezoned. In general the unincorporated rate is about \$16.77 per 1,000 and inside the city limits it is \$16.15 per 1,000. The property taxes are determined by the assessed value. Generally the property taxes only change greatly when your value is going up faster than everyone else. It really is a case by case basis. Discussion ensued.

Dan Matthews, Kidder Matthews, he worked in another jurisdiction with some of the same issues, what they came up with is to have residential use in an area that could become industrial. The council and planning department there took on a 15 year vision so they did an overlay that first can go industrial and then incentivize to push it towards commercial and retail.

The Public Hearing was closed at 8:20 PM.

New/Old Business

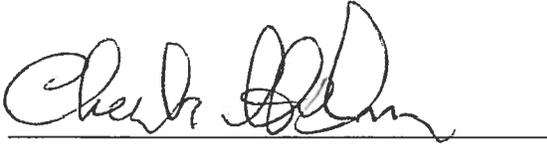
Beatty stated because this is January we need to hold re-elections for Chair and Vice Chair. **Howse moved to appoint Chuck Helmer as Chair and Laverne Harris as Vice Chair. LaVergne seconded the motion.** Helmer stated that his term ends June 15th, he will accept it as long as everyone understands he may not be here the second half of the year. He hasn't decided whether or not he will go for another term. **The motion then carried.**

Harris had a question about the dates of the meetings; she understands why we have the 2nd and 4th Mondays in February because of the holiday but why the 2nd and 4th Monday's in March. Thompson stated it allows there to not be any back to back meetings. The Commission decided to change it back to the 1st and 3rd Monday in March. Thompson stated there is a possibility that will we have to hold more than two meetings in March.

The next meeting will be January 26, 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 8:30 PM.

A handwritten signature in cursive script, appearing to read "Chuck Helmer", written over a horizontal line.

Chuck Helmer, Chairperson