

City of Buckley

Planning Commission Minutes

October 19, 2015

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

Harris stated there are a couple typo's. **Harris moved to approve the minutes of the September 28, 2015 Commission meeting with the corrections. Beatty seconded the motion and the motion carried.**

Beatty moved to excuse Jim Hall from tonight's meeting as he informed us earlier that he would not be here. Harris seconded the motion and the motion carried.

Conversion Ordinance from BOA to HE

Helmer stated he attended the Council workshop where his memo was given to the Council. It was discussed amongst the Council members various aspects and he got the flavor that they were in favor of eliminating the Board of a Adjustments and there was suggestion of incorporating those two remaining people on the Board of Adjustments to the Planning Commission, but it was stated by someone that they probably would not want to spend that much time being on the Planning Commission. There were several things discussed as far as who would take over the various duties. He felt the general consensus was anything that involves a significant legal aspect to it should go to the hearing examiner. On the other side because the Hearing Examiner services are not free, other items should stay somewhere other than the Hearing Examiner due to the cost. He felt that the Commission was good to go but he was cautioned to not proceed without direction. So his thought at this time is to not deal with it until we hear further from the Council in response to our written request. In general he sees no problem with the Commission discussing the various places where changes need to take place, but he doesn't know we should spend a lot of time on it if that really isn't what the Council wants the Commission to do. Harris stated she agrees with that, why take our time and then find out that is not what they wanted us to do. Harris also stated she is not sure the Commission knows what is legal. The moratorium expires on December 7, 2015 and Thompson stated she has asked them to renew the moratorium for another 6 months because there have been more tasks asked of the Planning Commission. Some of the issues will be very easy to deal with, but others will not. The Commission discussed whether or not they should decide on a few of the issues and have a public hearing on it and then deal with the rest later or just wait and handle everything at once. Thompson stated she would rather do it all at once so she doesn't have to do two SEPA's on this. Discussion ensued. It was the

Commission consensus to table this item until the next meeting and wait to hear if the Council extended the moratorium for another 6 months.

E-7, Capital Facilities goals and policies

Helmer stated he has not had a chance to adequately review this now that he has a hard copy. Thompson stated what she just handed out is an abbreviated version of what she prepared for the meeting. The document she handed out tonight removes the engineering sub elements, the water, the transportation, the parks and recreation. Because we have already done the Parks and Recreation and Utilities will be done by the Engineer. The goals that they have are not the way we have been handling goals in the past. These are actually tasks and projects that need to be completed in order to go forward. What we don't have is the goals and policies for Capital Facilities in general. Discussion ensued. Helmer stated what he would like to do now that we have the hard copies of the Capital Facilities and Utilities, he would like to go through these and make notes to bring back to the next meeting. Helmer stated as far as goals and policies, the City has an old location for the City Hall and the Police Station. There is a plan to continue with a design feasibility of expanding the police station at its present location but there also was discussion of a new police station somewhere else. There was discussion about the MPC building being changed around so the Community Services move elsewhere and the City Hall move down here. Listening to all of those are decisions that have to be made as to how best to do all this, which is way outside of what the Planning Commission does so he feels the Commission's goals and policies are merely to identify the need for expanded and or relocated City facilities. If we just have generic goals that say those facilities need to be considered to be moved to a larger building building/property suitable to serve the expanded population projections of the City of Buckley. Some of the things the Commission would like included in the document are, identify need for expanded facilities, locate community services close to downtown and educate citizens about emergency preparedness, protect the environment and allow for growth, educate the citizens to conserve water, consider relocating public works outside the residential and commercial areas, plan for needed administrative services and staff based on projected population growth and take advantage of available technology. The Commission is going to take the printed version home to look over and make notes to bring back to the next meeting.

New/Old Business

New quasi-judicial rezone, Thompson stated we received a quasi-judicial rezone earlier this month. The process is the same as it was for the legislative rezone the Commission went through for the zoning change. This is for two lots on Spiketon Rd and Tanner Ave. They want to rezone the area from R-8000 to R-6000. Thompson explained the process to the Commission. She would like to schedule the public hearing for December 7, 2015. Helmer

reminded the Commission that this a quasi-judicial matter so you cannot talk to anyone except the Planning Director about the rezone.

Meetings in January (Jan 18 and Feb 15 are holidays)

It was agreed upon with the Commission that in January and February our meetings will be the 2nd and 4th Mondays.

The next meeting will be November 2, 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 8:16 PM.

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

Chuck Helmer, Chairperson