

City of Buckley
Planning Commission Minutes

November 3, 2014

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

Harris moved to approve the minutes of the October 20, 2014 commission meetings as presented. LaVergne seconded the motion and the motion carried.

Harris moved to excuse Beatty's absence. LaVergne seconded the motion and the motion carried.

Helmer stated that we received the resignation letter from Diane Wink so she will no longer be on the Planning Commission.

Presentation by Linda Burgess, Pierce County Biodiversity Alliance

Linda Burgess introduced herself that she is a member of the Pierce County Biodiversity Alliance and on the Board of the Puyallup River Watershed Council. She gave a background of the Watershed Council and what watershed planning is about as well as the Biodiversity Alliance and biodiversity planning. She would like the City to add into the Comprehensive Plan information regarding a Biodiversity Plan; this would include coordinating with other jurisdictions within the lower White River biodiversity mapping area, and meeting periodically to align goals, objectives and strategies to monitor progress. Thompson asked how much this will cost to the City to implement this plan. Ms. Burgess stated it is really just the work of writing it and they are willing to help but the feedback has to come from the City.

Day Care Ordinance

Thompson stated she had made changes to the ordinance and would like the Commission to go through the changes and see if that is what we wanted. Helmer stated the issue regarding the Adult Day Care was clarified by the City Attorney, an adult day care is conditional in residential and HDR and only the adult family and day care family home are permitted in the residential, HDR and commercial.

Laurie Walker, lives on Main Street next to the City Hall, she has a licensed day care and just recently went through the process to get licensed. She apologized for not being able to be here for the public hearing but did submit comments in writing. The licensing process is

very expensive and is concerned with the cost the city is charging. They paid the State \$99 for the business license and \$75 went to the City and she is interested in what that is for and if the money went to the City why does she have to pay the City again. When she first received the original paperwork, she was informed there was a \$300 fee. Thompson stated that is the Conditional Use Permit fee. The other issue she is concerned with having a safe area for loading and unloading of people. Thompson went through the changes that were made based on the City Attorney's recommendation. A lengthy discussion ensued. There was clarification of what the State requires and what the City would require, there are two different requirements. A lengthy discussion ensued regarding notification to the neighbors. The State gives the city the option to have the neighbors notified under RCW 35A.63.215(3), but if it is only required by the City and the State doesn't require it, how will this be enforced. The wording was added into the section that makes it a requirement by the State that the applicant has to provide this information and therefore making it happen prior to the issuance of the City of Buckley business license. There was a discussion regarding the parking for adult family homes. It was decided by the commission to not put any regulations for parking for adult family homes. Thompson stated if the Commission approves this and wants to send it on she will change the staff report. **Harris moved to accept the Ordinance as written with changes that were made tonight and forward it on to the City Council for consideration. LaVergne seconded the motion and the motion carried.**

Marijuana Update

Helmer stated he provided the Commission with a written statement that he provided to the Council at the hearing last week. Helmer stated he found that at the meeting on the 26th of August, the 5,000 foot separation was suggested by Doug West who is the only current owner operator of a marijuana store. The Council stated at the meeting that they would discuss the issue and get back to the Planning Commission with what they have decided.

E-1, Land Use Element

This will be postponed until the next meeting and will be the first item of discussion on the agenda.

Regulatory update

Thompson stated as the commission knows by June 15, 2015 we have to have not only the Comprehensive Plan to the State but also all of the regulations that implement the Comprehensive Plan. She looked at the Critical Areas chapter and she came up with some things to review. Before she gives them to the Commission to review she would like to take them to staff and make sure they are the areas that need to be revised. She is also checking with the County wide Planning Policies to make sure we get everything.

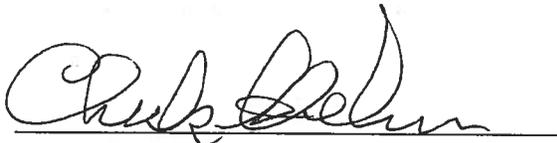
New/Old Business

Helmer stated the Open Meeting training has been completed Harris and LaVergne. Helmer has not done his yet. Helmer stated there is a possibility that he will not be at the next meeting.

The next meeting will be November 17, 2014 at 7:00 PM

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

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



Chuck Helmer, Chairperson