

City of Buckley
Planning Commission Minutes

March 24, 2014

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

Harris moved to approve the minutes of the March 10, 2014 commission minutes. Howse seconded the motion and the motion carried.

Public Hearing: Element 3, Economic Development

Helmer opened the public hearing at 7:01 PM.

City Planner Thompson gave a brief update on the Comprehensive Plan process. She also talked about population data and how the commission has come up with the information for the Economic Development Element.

Thompson stated the commission received one set of written comments from the Fire Chief which are included in your packets.

Tom Dantzler, 3321 204th Ave Ct E, Lake Tapps. He would like to commend the Planning Commission and Director for putting together this plan because he is looking to invest some capital here in Buckley because it is close to his home. He is concerned about the economy and the studies that are being conducted this evening and how it would affect him if he choose to invest here in Buckley. He is concerned about the amount of rental units and retail here in Buckley as compared to Bonney Lake, there appears to be about the same amount of rentals but far less retail here than there is in Bonney Lake. In coming here tonight he was surprised as to how quiet Buckley is not only here in town but also the Highway corridor. So these are things he has to weigh to decide if investing here is worth his while.

The public hearing was closed at 7:18 PM.

Helmer stated under policy 3.1.4 what was the basis for this new information that has been added regarding advertising parking areas for specific events, three months prior to the event? Thompson stated the interest was to advertise and to bring people in to let people know what was going to be happening in a couple months. We have different special events and it would be a benefit to identify where these parking spaces are going to be and advertise

where people can park. The commission will discuss the Fire Chief's comments at the next meeting.

Element 4, Urban Design

Howse stated she has been struggling with this for the same reason that Chief Predmore stated in his letter that we really don't have a brand right now, she is struggling with who we are as a community and who we want to be as a community in the next 20 years. Howse said personally she loves the small town history that we have here and she has a hard time letting go, she doesn't think we should cling to something that is pulling us down but to somehow figure out how it can help us. Discussion ensued. Helmer stated he used Google and typed in "small town characteristics" and he thinks it would behoove all of us to read as many as you can of the articles that come up on this. There was one thing that Helmer would like to see added to section 4.1.2 regarding amenities, he would like to see bike racks and benches added. There were some concerns voiced about the discount of fees as an incentive for developers.

Howse stated she will go in and meet with Thompson to go over this and work on coming up with a draft.

Element 2, Housing

Harris asked if we agreed regarding where the high density areas were to be located, there were two areas discussed. The other thing she wants to make sure is done is having housing over the businesses. Thompson showed the commission a land use map regarding where the high density would be located. Discussion ensued.

Harris will meet with Thompson to go over this and work with coming up with a draft to bring back to the commission.

New/Old Business

Thompson stated the Park Plan has been held up due to numbers and impact fees. There is a possibility that the Planning Commission will get this back for review. Thompson stated the population figures were wrong; it has to be based on a 10 year. We have to figure out how much do we already have for the population and do we or do we not meet the LOS (Level of Service). The Park Plan will go to the Council meeting on March 25, 2013 for the first consideration.

Helmer stated after the presentation from the Health Department he was shocked on the health statistics, the presenter kept saying Buckley is 98321 zip code; well that is not necessarily Buckley. Buckley is a part of 98321 but only 4,354 people. 98321 is actually 15,152 people so the statistics are meaningful but don't actually reflect Buckley. But the bottom line

is she is correct we do need to have some emphasis in our Comprehensive Plan that speaks to physical and mental health of our population.

Helmer introduced Michelle LaVergne as the newest member of the Planning Commission. Michelle gave a brief biography of herself and stated why she was inspired to be on the Planning Commission. All the other members gave a brief biography of themselves for Michelle's benefit.

Next Meetings

Our next meeting will be April 7, 2014 at 7:00. Helmer stated let's stick with the same agenda as tonight, items 3, 4 and 5.

Wink moved to adjourn the meeting. Howse seconded the motion and the motion carried.

With nothing further the meeting was adjourned at 8:22 PM.

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

Chuck Helmer, Chairperson