

City of Buckley

Planning Commission Minutes

May 5, 2014

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

Harris moved to approve the minutes of the April 21, 2014 commission minutes as presented at the meeting tonight. Howse seconded the motion and the motion carried.

Public Hearing: Rezone at 203 Pearl St

Helmer opened the Public Hearing at 7:02 PM. Helmer went over the procedures for a Quasi-Judicial Public Hearing and asked the Commission if anyone has any objections to other members participation; upon roll call no one did. If any of the members have any interest in the matter; upon roll call no one did. And lastly if any of the members had any communication with anyone from the public regarding this matter. Helmer was the only member that did and he explained his discussions and asked the commission and public if anyone had and objections to him hearing this matter; upon roll call and asking the audience no one objected.

City Planner Thompson then went over the staff report for the rezone for the property at 203 Pearl St. There are two different requests that the commission is looking at and those two requests are to rezone the property to allow existing house as a permitted use to R-6000 or to NMU. The rezone to R-6000 requires an amendment to the Comprehensive Plan, the rezone to NMU is a buffer zone between residential and commercial zones and would not require an amendment to the Comprehensive Plan.

Gordon Wozeniak, 27115 Sumner Buckley Highway. Mr. Wozeniak stated he owns this with his two others brothers and their goal is to get it rezoned so his oldest brother can move into this home.

The Public Hearing was closed at 7:24 PM.

Leggett moved to rezone the property to NMU. Wink seconded the motion. Howse state she feels that rezone makes the most sense. Helmer states we have to make our decision based on what is best for the City of Buckley and in keeping with the Comprehensive Rezone and it does fit within that. After a roll call vote the motion carried. Helmer stated if he

understands it correctly next it goes to the State Department of Commerce and then to the City Council. Thompson stated what she has done is created a copy of the staff report changing at the very end the conclusions, and that the commission recommendation would be to deny the request to change the Comprehensive Plan and zoning to R-6000 and to approve the request to retain the Comprehensive Plan designation and change the zoning to NMU and she will have it ready for signature tomorrow.

Element 3, Economic Development

Helmer stated he had a couple issues, which he brought up with the commission and discussed it. After discussion the commission made changes as necessary. Helmer asked if we have made any significant changes that would require another public hearing. Thompson stated no. Helmer asked if we are ready to forward this to City Council. **Howse moved to forward the Economic Development Element 3 to City Council as our recommendation. Wink seconded the motion and the motion carried.**

Element 4, Urban Design

Howse stated she doesn't have anything else to add and is ready to go ahead with the public hearing on this. The commission all agreed. Thompson stated we have a public hearing scheduled for June 9, 2014 for the Housing element, so we can add the Urban Design to that as well. **Howse moved to move forward on this for Public Hearing on June 9, 2014. Wink seconded the motion and the motion carried.**

Element 2, Housing

Helmer asked Harris if we have already decided to move the Housing Element to go to public hearing. Harris stated she doesn't think so. Thompson stated the public hearing has been scheduled for June 9, 2014. Harris had a question to make sure she is reading the right one, which version is the correct one. Harris also asked if we have received the figures yet. Thompson stated we should be getting them tomorrow. There were a few grammatical changes that the commission went through and corrected.

Element 1, Introduction & Land Use Element

The commission agreed to postpone this until the next meeting.

New/Old Business

Thompson stated that the Park Plan met some hurdles when it went to the Council. There will be some changes and will be coming back to the Commission again and we may need another hearing for it. We need to separate the Comprehensive Plan element of the Park Plan away from the Park Plan so that the Comprehensive Plan Element #6 will be general non-

specific and the Park Plan will be specific and revised every couple of years. The things we need to look at for the Comp Plan are a little more general, we need to look at the 10 year cycle for impact fees. Helmer stated it is very clear that we as the Planning Commission are responsible for the Comprehensive Plan Park Element. Are we also going to be the responsible body for the three-year Park Plan? Thompson stated no that is for the Recreation Director, although the commission will see it and you may be asked for input on it, however, she is not sure the Planning Commission would need to do a public hearing on it. Discussion ensued. Thompson stated the Park Plan is not a required element within the Comprehensive Plan so it doesn't have the same State mandates that the rest of the elements do. Thompson stated she spoke with the City Engineer today, the Transportation Element is in process and has a large portion of it done. She also spoke to him about the Utilities and Capital Facilities Elements.

Helmer stated tomorrow night there is a City Council study session at 7:00 PM and they will be discussing the 410 Railroad Right-of-Way properties that the U of W students put together and also the WSU property out by Rainier School. He would like some of the Planning Commission members to attend if possible.

Next Meetings

Our next meeting will be May 19, 2014 at 7:00 PM.

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

With nothing further the meeting was adjourned at 8:11 PM.



Chuck Helmer, Chairperson