

City of Buckley

Planning Commission Minutes

July 7, 2014

Chairperson Helmer called meeting to order at 7:00 PM. The following members were present: Howse, Harris, Wink and LaVergne. Leggett arrived at 7:10 PM. Also in attendance was City Planner Thompson.

Harris moved to approve the minutes of the June 9, 2014 commission minutes as presented at the meeting tonight. Wink seconded the motion and the motion carried.

Manufactured Home Ordinance

Thompson stated she has sent the hearing draft to the Department of Commerce, there is a mobile home worksheet in the packet. There was a discussion about mobile home versus manufactured homes. We have areas in the code that talk about mobile homes, Thompson is trying to correct that to manufactured homes. The difference between mobile homes and manufactured homes is the date they were built. Harris had a question about whether or not someone could purchase an older mobile home and install it in Buckley. It was discussed that you could but it would have to meet all the city codes, for example pit set, pitch of roof, tie downs, etc. Wink had a question about 16.40.020(3)(e), regarding dryer vents, it appears that should read venting for water heaters. There was a brief discussion regarding the definition of pit set. Thompson stated by our definitions in zoning a mobile home and manufactured home are the same, the technical aspects in Title 16 do differentiate.

Thompson stated she did have a question from the public about creating a mobile home park and an RV Park. Thompson stated the City Engineer reviewed this for the requirements for public works and he had some comments and the changes were made. The public hearing on this will be July 21, 2014.

Housing readdressed

Thompson stated she forgot to give the Planning Commission Amy Pow from the Tacoma Pierce County Health Department comments the day of the hearing. The comments are very brief so she can insert them if the Commission wished. Helmer had some concern with some of her comments, he doesn't really like the statement "middle house alternatives", so where she is suggesting these, he thinks they should stay with what we already have. It was agreed upon to not include that particular wording. The commission was okay with the rest of the comments. Helmer asked if we need to have another public hearing. Thompson stated no we do not. Thompson stated she will make the revisions and bring it back to the

Commission. There was a discussion about whether or not the motion from a previous meeting needed to be rescinded. During discussion it was clarified that this item has never been to Council for approval so the motion did not need to be rescinded, the Commission can make changes to this and make a motion to forward the amended version onto the City Council for approval. The Council will have all the elements forwarded to them at one time for approval after all of them have been completed by the Planning Commission. Helmer stated we will keep this on the agenda as an action item for the next meeting.

E1, Land Use Element

Thompson stated there is a memo in the packet that talks about E-0 as well as E-1. One thing the Land Use Element depends on are the three focus areas that are found in E-0 which are preserving Buckley's town identity and character, developing the economic viability in the downtown core and state highway 410 and promoting outdoor recreational activities. She has printed out the Goals for E-1 and would like to know whether they meet the three focus groups. Helmer asked if each member to take one of the sections in the land use element, we could get through this. Harris stated she would take General land use, LaVergne stated she would take Commercial land use, Howse stated she would take Residential land use and Helmer will take Resource protection, Wink will take Parks and open space and Leggett will take Intergovernmental coordination.

E0, General Introduction to the Comprehensive Plan

Thompson stated we have two different sections, E0 is the then general introduction to the Comprehensive Plan and E1 is the Land Use Element. She has included the Comprehensive Plan Map which is currently at the end of the Land Use Element which she feels is a strange place to have it, she would like to know from the Commission where you would like to have it located, it seems like it should be between surrounding area and population in E-0 the General Introduction. Helmer stated the E0 Element General Introduction is a fairly large document but he felt this is about as complete as you are going to find. His suggestion is we have this be agenda Item #5 at the next meeting and get this finalized, this will give everyone ample time to review this document.

New/Old Business

Thompson stated one item of new business is Daycare. Thompson stated she has a worksheet that is relatively done; it has the state law, the WAC's, RCW's, the city definitions, comparison with other cities definitions, and a model ordinance from MRSC to create a chapter in the zoning code talking about daycares. Where they ought to be, what they should have, setbacks, access ways and drop off points, etc. There are two types of daycares, a family daycare where you live there and can care for up to 12 children and then there is the daycare center which would be a larger amount of children and you don't live at the center.

The state has very confusing regulations. She would like to know from the Commission if we should have a separate chapter for this. Discussion ensued regarding children day care versus adult day care. There was also discussion regarding state laws permitting day care's in residential zones, parking issues and traffic congestion. Wink stated there are some grammatical errors and some duplication within this document that she pointed out.

The next new item is regarding location of Political Signs. The request is to prohibit them on the highway in accordance with State law. The task for the Planning Commission will be to make a change to Chapter 19.30. Political signs are under temporary signs 19.30.150(a) and the definition of temporary signs needs to be cleaned up a bit. The suggested change is to include a paragraph prohibiting political signs on State highways. This is the suggestion from the city administration and it will require a public hearing. Thompson will forward the information on to the commission for review.

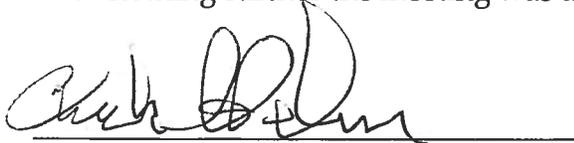
The last item under new business is the Urban Growth Area (UGA). Thompson stated she received a call today from someone at Pierce County regarding revising the UGA schedule. The City can apply for a larger UGA without paying a fee. We just need to fill out the application and give a list of land that we want included in the UGA. She and Administrator Schmidt looked at this today. She showed the commission the map that they have created. Discussion ensued. This has to be sent to the County by the end of the month so what we will probably do is send them the wish list and they can make changes as necessary. There was a discussion about notifying the property owners that it may affect with the change.

Howse stated she will not be here on August 4th and will more than likely not be here on the 21st.

The next meeting will be July 21, 2014 at 7:00 PM. This will be a public hearing.

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

With nothing further the meeting was adjourned at 8:42 PM.



Chuck Helmer, Chairperson