

City of Buckley

Planning Commission Minutes

September 24, 2018

Chairperson McPhail called meeting to order at 7:00 PM. The following members were present: Rose, Harris and Garland. Griffin was absent. Also in attendance was City Planner Kathy James.

Harris moved to approve the minutes of the August 27, 2018 and September 10, 2018 Commission meetings. Rose seconded the motion and the motion carried.

Mini-storage & contractor yards – use table review

James stated we have a guest tonight Jim Hall from the Pierce County Assessor's office. Jim Hall introduced himself and stated he is the Commercial Division Manager of the Pierce County Assessor's office. James stated she asked him to come and help us understand the tax rates, we are hearing that the City needs to provide more uses that bring us more money and disallow the ones that don't. Hall stated he is much more knowledgeable on property taxes. He gave the commission a handout and explained how the tax rates are assessed. The only way to get new revenue from property taxes is to get new revenue for property taxes is with new construction. Where the City can get more revenue than the 1% on the property taxes is with sales tax revenue. Retail sales are what you need to bring in sales tax revenue such as a Walmart. Garland stated what he is getting out of this is that our fronting zoned properties need to be targeting retails, not services or contractor/storage yards. Discussion ensued. James stated she does have a couple maps that show the zone and then the use. The ordinance is in the packet for the Public Hearing on November 5, 2018. If everyone is okay with the date, she will get the PH hearing notice out. There was a brief discussion about Conditional Use Permits.

Shoreline Master Program – open house on Jan 14

New/Old Business

- a) **Title 20 update** – James stated she hasn't done anything
- b) **UGA update** – James showed the map for the proposed UGA. The County passed resolution R-2018-1085 which instigates the review at the County level for all the requests. The City request is based on the 2014 UGA application, which was neither approved nor denied. The proposal consists of 157 parcels on approx. 741 acres. We

propose to zone them to R-20,000 which is consistent with the Counties current zoning. She will keep the commission up to date on the progress.

c) **Marijuana update** – This will be going to Council tomorrow night.

The next meeting will be October 8, 2018 at 7:00 PM.

With nothing further the meeting was adjourned at 7:49 PM.



Mark McPhail, Chairperson