

**City of Buckley
Planning Commission Minutes
October 6, 2008**

Chairperson Liebel called the meeting to order at 7:01 PM.

The following members were present: Cindy Maas, Bill Dorn and Kathleen Snellback. Also in attendance was Associate Planner Suraiya Rashid.

Snellback moved to approve the minutes of the September 15, 2008 commission meeting. Dorn seconded the motion and the motion carried.

Chairperson Liebel recessed the regular meeting to hold the public hearing on the City of Buckley 2005 Comprehensive Plan Updates. Liebel stated there are two issues; the first is adopting the current zoning map as the Comprehensive Plan Map. The second issue is adopting the parks plan as the parks element in the Comprehensive Plan.

Chairperson Liebel opened the public hearing at 7:03 PM.

There was no public comment so the public hearing was closed at 7:03 PM.

Liebel stated he sees the Park Plan as a framework or plan to work from with some specifics but more of a general guideline. He saw things that are right in line with the zoning changes. He felt it was pretty well done and covered most of the goals fairly well. So our goal by discussing this would be to pass on any comments we have and any input from the public. Maas stated there were a couple things that hit her. She doesn't know if this is something different or not. Policy 4.1; Proportionate fee contribution for the developer. Is this something we established in our plan already or is this over and above. She thought we had something in our plans already that addressed it in the clustering. Liebel stated it is not over and above, it just sets out a plan and part of that plan is to have the zoning such that new development contributes to it so it does seem to be in alignment with the zoning code. Another issue that she wasn't happy with was Objective 4.3; regularly update the impact fee. Liebel stated that doesn't necessarily raise it, it means that we have to look at it frequently and make sure it is in line. The City has to justify why the fees are what they are. They just can't arbitrarily set a fee. Dorn stated it is very well written and has some lofty goals but how are we going to pay for this. In all reality you stop and think how much property the city owns already that they have to maintain and he doesn't know if they have a hard time doing it or not. The city has a law on the books if you don't mow the lawn and keep it up they will come down and mow it and charge you. If they have that ordinance then they have to abide by it themselves. To him there is not enough flexibility, it is money driven with goals and if you don't have the resources, you can't back off. He feels a little uneasy about making a

commitment on something we didn't get until the last meeting. With our tough economic times right now, this to him is not a priority. If you make this commitment and you have no escape clause and you have nothing coming in, you are going to take away from other departments. The disposal plant, the water and public safety are priorities. Rashid stated she is hearing a couple things and wants to make sure they are correct. It shouldn't be a priority if we are not providing our public services first and there is not enough flexibility in the plan as in everything is based on the fact that we are going to get a set dollar and there is not enough flexibility to allow for non money driven goals, it needs to be more creative. Snellback stated there is plenty of discussion about grants and loan support and establishing a park foundation. Liebel stated he sees this as a goal oriented plan with some suggested ways to raise money and pay for but if it isn't paid for there was no mandate. Snellback stated she didn't get a mandate sense out of this either. Dorn stated any subdivision is required to donate. Rashid stated that is not true. They do have to pay a park impact fee for every home that is built, regardless if it is a subdivision or not, but they don't necessarily have to give up land. Rashid stated this is just a plan so we have the items in here that we would like to see so that when grants become available we have the necessary documents to support that and possibly get grants for these items. Rashid stated the whole idea of the park plan is if we could do what we wanted to do what would it be. You always want your plan to be the big picture. Discussion ensued. Liebel agrees that it doesn't tell you what the dates mean. Are they a guideline; are they a mandate. Is there a penalty if you don't meet the deadline dates? Rashid stated if we are collecting impact fees for parks, it has to be spent within five years otherwise we have to refund the money back to the developer. If we don't get any development and no money is coming in then the dates will definitely have to be changed. Rashid stated this doesn't have to be passed tonight. Even though we don't want this held indefinitely, the planning commission can take more time to review this. Ultimately the planning commission doesn't have to agree on everything either, you can agree on the comments that go forward to Council. Liebel stated he thinks we need to have a park plan and it needs to be part of what moves forward. If we have specific areas that we have a problem with we need to forward that information on. Liebel stated the one thing he has a problem with is the dates that have been put in here and whether or not there is any flexibility. Dorn stated his concern is if we don't have any revenue is this written with enough flexibility that we are still in compliance with the law. Liebel stated this plan is all based on growth but what happens if the growth doesn't occur. Rashid stated she would take all the comments and put them into a document to forward to the Council. She will bring it back to the next meeting for approval by the commission.

Rezoning of the "S" District:

Rashid stated there are some corrections from the last meeting. The Pierce County delineation was incorrect so the Marlow's property is actually in R-8,000. There is no private property in the "S" zone. Rashid stated she asked the city's

attorney if we needed to have the parcels rezoned or should we come up with a new set of zoning regulations for the "S" zone. The attorney stated that it doesn't matter, either way but the current regulations for "S" zone doesn't really say anything. All those lands are covered by the Shorelines Management Act. Dorn asked what the attorney's recommendation is. Rashid stated he didn't have a recommendation. Liebel stated so we can leave it as the "S" zone but give it more rules. Dorn stated asked what would be the cheapest, he doesn't want to pay an attorney a bunch of money to write something if we could just say leave it this way to accomplish the same thing. Rashid stated the "S" zoning doesn't really make much sense to her. She thinks it could easily be left as R-20,000 because it is regulated by the Shorelines Management Act. Discussion ensued. Liebel stated there has to be another city that has a similar area with zoning regulations so why can't we get a copy of those and see how they are written. Rashid stated she would get that.

Rashid stated the planning commission is going to have to have more public hearings in the future. There are several property owners that have applied for rezones which require the planning commission hold a public hearing. Rashid would like to know when the commission would like to hold those hearings. She would like to have November 3, 2008 as the public hearing. Rashid gave the commission a brief overview of where the rezones are occurring. Liebel asked why this is coming before the planning commission. Rashid stated because it is a C-2 process which requires planning commission public hearings. We currently have several rezones which the planning commission will receive staff reports on prior to the meeting. The commission set November 3, 2008 as the public hearing date.

Maas asked what more is coming up for the planning commission. Rashid stated you will need to look at another comprehensive plan update because you are going to get a fire impact fee update which is an update the capital facilities improvement. Discussion ensued.

Review any New Planning Commissioner Training ideas:

Liebel stated at the last meeting we talked about how we prepare new planning commissioners to come in, how do we help them ease into the transition, how do we make them feel part of the group and get up to speed faster than just throwing them in the fire and having them learn as you go. Dorn stated for this, there really is no other way. Snellback asked what we are going to do to keep planning commission members. Dorn stated if you are going to do it you should do it with a commitment of at least two years.

Maas asked what is going on with Investco and writing the PUD's. Rashid stated she is not sure. There has been an adhoc committee formed from the council to re-write the PUD's. Maas stated she was at a meeting that she was under the

impression that the Land Use Attorney would be writing them. Rashid stated she believes that the attorney will be involved with writing these.

The next meeting will be October 20, 2008. We will have the public hearing on November 3, 2008 and schedule December 1st and 15th for our regular meetings.

With nothing further the meeting was adjourned at 9:04 PM

Gordon Liebel, Chairperson