

City of Buckley
Planning Commission Minutes
November 23, 2009

Vice-Chairperson McCorkle called the meeting to order at 7:00 PM.

The following members were present: Dorn, Logan, Howard and Callis. Snellback and Panasiuk were absent. Also in attendance was City Administrator Dave Schmidt.

Discussion on the Park Plan

McCorkle asked why we are here. Administrator Schmidt stated as the memo states, he had one Council member ask that the Planning Commission make a formal recommendation on the "new" Park Plan "as is" and forward it to Council regardless of whether the recommendation is to approve or to deny. That is why we contacted all the PC members asking if each of them were willing to schedule a special meeting and discuss this. McCorkle asked if there was a specific reason why they wanted us to vote on it. Administrator Schmidt stated he thinks their goal is to try and hit the Comprehensive Plan amendment process by the end of December. Dorn stated he believes there is only one meeting in December. McCorkle stated so his question is say we have the vote and we deny the park plan as is, can they go ahead and approve it anyway. Administrator Schmidt stated yes. If we voted no and they abide by our vote would it come back to us? Administrator Schmidt stated yes. McCorkle said so basically they want us to send it to them so they can push it through. Administrator Schmidt stated to consider that as a possibility. Administrator Schmidt stated as far as motives and why it is all speculation. He thinks that the committee that put all the work into it is hopeful it would be given to Council and be adopted before the Comprehensive Plan amendment process is finished in December. Howard stated his understanding from the last meeting is that the commission was not happy with the level of service and the potential cost of the draft plan and based on that discussion it was a nearly unanimous opinion was we needed to bring the cost down to a more reasonable figure that was reflective of today's economy. Howard stated his take on the status of things is after making such changes as deems necessary transmit it to the Council for approval or recommendation so he thinks we are still in this mode in making what we believe in our hearts was necessary changes. Logan stated if they are asking us for a vote, then he thinks we should give them an up or down vote on the plan as it is. McCorkle stated his only fear is if we give them a vote regardless it still

goes in front of the council and they can disregard our recommendation and still push it through as is. Howard stated he just doesn't think it is appropriate to send a plan to them that we are not in favor of. It is our job to give them a plan that we like. Dorn stated a lot of this work has been done by the trails and park committee so he doesn't know if this would come down to us or go back to the park committee. Howard stated if we present this to the Council after some modifications a plan we like and the council doesn't approve it and it ends back up at that committee, ultimately wouldn't it still have to come back to us for public hearing and a final recommendation to council. Administrator Schmidt stated by State statute, Planning Commission is the only body that can make a recommendation to the Council for adoption of amendment to the Comprehensive Plan. Dorn stated when making our decision, we need to be diplomatic because there has been a lot of work put into this. Administrator Schmidt stated when 2004 Plan was written, the group we used to compile the plan was the Parks and Recreation board, not the Council Parks committee; however, we no longer have that group. It was then given to the Planning Commission and they went through the process with holding the public hearing, looking at the plan and then making the recommendation to council. Howard stated his hope would be if we send them a plan they are not happy with and it gets sent back to the council committee, that we can extend an offer to participate with them in a more meaningful process. If that means we are into next years comprehensive plan revision, then so be it. Dorn stated he is not quite sure how to handle this without ruffling feathers. McCorkle asked if a request like this has ever been made before to the planning commission on a particular vote. Administrator Schmidt stated not since he has been here. McCorkle asked Administrator Schmidt what is the record since he has been here of planning commission members making a recommendation on a plan to the council and council going the other way with the recommendation. Administrator Schmidt stated has never been one; there has never been a conflict. Howard stated to McCorkle that he cautioned him not to take this personally. People are passionate about this issue and that is great because it means that people care. McCorkle stated he understands but to him it is hinky. Howard stated it is procedural and if they want to get this parks approved and in this years comprehensive plan, they have decided that this is the way to do it, but again he doesn't feel it is appropriate to send them a plan that we don't think is reflective of what the city needs. Discussion ensued. Callis stated one of his reservations with this is a lot of the stuff that is in there are carried forward projects, of those projects, what kind of a dollar difference is it going to make of the projects that we have completed, what dollar value was put on the acquisition of the land when it was done versus what it is now, land is a lot cheaper now than when this was first written so the numbers are not accurate. Howard stated it is his understanding that the

maintenance and operations component for parks, youth, and seniors is all discretionary money that the city has, it is one pie and you can decide how big of piece of pie you can give to each. If we adopt this level of service we are going to be taking pie from the youth and seniors and other general fund things. Callis stated that is his other concern, he sees no maintenance. Administrator Schmidt stated you cannot put maintenance in the park plan. Howard stated this is the highest level of service he could find on the MSRC website, he couldn't find any other jurisdiction with this level of service. What will happen is we will need to revise the park plan for next year comprehensive plan amendments and we will just continue to collect the current park impact fees. We can make this a priority so it will be done by next year's amendments. Administrator Schmidt stated an impact fee doesn't have to be in the comprehensive plan as an element in order for the city to charge it, all it has to be is within the adopted plan. As soon as the adoption of the park plan is done by the council the fee can then become effective and charged. McCorkle stated he will be reporting to Council and he can report as to why the commission was not willing to make the recommendation to move this forward. There was then a brief discussion about maintenance and where those funds come from. McCorkle stated so right now we can't even afford the employee responsible for maintaining the parks now. Administrator Schmidt stated that is based on the priorities the Council identified. The Council's priorities right now are Fire and Police and Senior's and Youth. **Callis moved to give the Council a no vote. The motion died due to a lack of second.** McCorkle then asked who does not want to do anything with moving this plan forward. Dorn asked if we voted to send this plan as is to the Council with reservations about the costs, would they sit down and go through that where they understand our concerns and delegate back or will they just vote. Administrator Schmidt stated he can't answer that. Dorn stated this happened with us when we discussed streets. The planning commission was going one way and the council was going a complete different direction. The commission spent a lot of time and it went nowhere. Howard asked Dorn if he would think our appearing before the council and saying we don't think it is ready there is more work that needs to be done and we are interested in hearing from the council what their priorities are as the commission does this work, would that be an acceptable approach? Dorn agreed with that and so was Howard. Administrator Schmidt stated what you could do is have a joint workshop with council. McCorkle stated he would rather take the extra time to get something that the commission all likes. Administrator Schmidt stated everybody has one driving document and that is the Comprehensive Plan. That is the plan that everybody should be going with. If council doesn't like the plan that is in place they should give the planning commission guidance on what they want to see changed and vice versa, if the planning commission sees things that are wrong with the

comprehensive plan that needs to be changed you can make that recommendation to the city council. Howard stated if we rework the park plan, that means we would need to have public hearings on it again and it would be his goal to make a best effort to get out to the community. Administrator Schmidt stated one thing that is going to happen next year is to begin the master plan for the DSHS property so you may be able to tie both of these together when you have visioning workshops and public hearings. The commission decided to not move anything forward.

Howard stated someone inquired if we had been doing work on a couple issues. They are PUD's and Title 19. Dorn stated PUD's and Title 19 was an adhoc committee and their final meeting was when Suraiya got her walking papers so he is not sure where that is. Dorn stated he was filling in for a council man so he felt a little uncomfortable saying anything because he was not an elected official. Howard is asking because there is a belief at least from some council members that the planning commission is supposed to be doing some work on these items. Administrator Schmidt stated it is something that has to go through the planning commission so at some point it will come back before you.

Discussion of FLUM Map

Administrator Schmidt stated they found a few more discrepancies and on this map they are marked in black and they should be residential. If we would have left them in red as the FLUM map indicated, we would have had to change the zones. The way the map is now with the revision, it is what the zoning map currently shows. **Howard moved to adopt the future land use map with the marked changes from the revision of November 17, 2009. Dorn seconded the motion and the motion carried.**

The next meeting will be December 14, 2009 at 7:00 PM.

With nothing further the meeting was adjourned at 7:55 PM.

Chad McCorkle, Vice-Chairperson