

City of Buckley
Planning Commission Minutes
July 6, 2009

Vice-Chairperson McCorkle called the meeting to order at 7:05 PM.

The following members were present: Dorn, and Logan. Snellback Panasiuk and Maas were absent. Also in attendance was Associate Planner Suraiya Rashid.

Logan moved to approve the minutes of the June 15, 2009 commission meeting. McCorkle seconded the motion and the motion carried.

Dorn moved to approve the minutes of the June 29, 2009 commission meeting. Logan seconded the motion and the motion carried.

Park Plan Review

Dorn stated he had a question; it doesn't feel like the entire property from Ryan Road to the river was accounted for. There are certain areas that don't appear to be added in the acreage for the parks. Dorn asked if there were more than 9.72 acres along the River Ave park area. Rashid stated she did not find more than 9.72 acres. Dorn stated that answered his question. Rashid stated she would make the wording a little clearer.

McCorkle said on page 14, policy 2.2.4 should be 2.4.2. Also on page 14, there was a question about the verbiage on Objective 3.2. The commission decided to change it to "Promote a sense of ownership of parks and park system facilities".

McCorkle stated on Page 17 Goal 6 – Cooperation we wanted to add some verbiage to include the Library role in the three way partnership. Rashid stated we could make another policy which would be Policy 6.1.3 – Work with the Buckley Library to educate the public and solicit public involvement in the park and parks programs.

On page 21 we needed to add more detail to the recreational attractions. The new verbiage of campgrounds, national parks, equestrian activities and hiking will be added.

On page 29, White River Community Activities Program needs to be removed.

The only other issue that needs to be discussed is the impact fees. Dorn stated the more fees you tack on the cheaper the homes are going to be built on smaller lots because they are not going to take away their profits. McCorkle said it also takes the smaller

guy out. Logan stated he doesn't disagree. He was surprised to hear at the last meeting that we have one of the biggest impact fees in the state; he feels this is opening the door for folks big and small to go somewhere else. A large discussion ensued. There was discussion about having a bigger traffic impact fee rather than a larger park impact fee. Rashid stated you can't just take from one pot and put it into another pot. The impact fees' are based on the study such as traffic, park, fire, etc. The impact fees are based on the study that show what the impact of having a new house. What is the cost of having this many more people move to town in terms of parks. She thinks it is important to look at it that way. Dorn asked how long this fund can be dormant. Rashid stated six years. Dorn asked if that was dormant for input or output. Rashid stated when you build a home you pay your impact fees upon getting a building permit. Those impact fees can stay in the fund for six years and if they are not used up for six years on something this is already in the capital improvement program adopted in the Comprehensive Plan then they have to be refunded to the customer with interest. McCorkle asked how often the refunds happen. Rashid stated she doesn't have any idea. Discussion ensued. Dorn stated if the whole community is going to be involved and gets to use the parks is it fair to push this all on the permit system. Rashid stated the impact fee is based on the cost that the people in the community have already paid for the current park system. For the parks we already have, the people currently in the community have already bought them. Logan stated to maintain the same proportion of park land to homes it will cost this much. Rashid stated that is exactly right. Rashid stated impact are assessed at the time of building permits, so the new developments will have to pay what the impact fee is at the time of building permit. Dorn stated he goes back to his original statement, the higher the fees the cheaper the housing because a developer and builder are not here for grins; they are here to make money.

Dorn stated he would like to table this until we have the full commission.

The next meeting will be July 20, 2009 at 7:00 PM. The public hearing will be August 3, 2009.

Rashid handed out the proposed Future Land Use Map (FLUM). With the rezones last year, we realized we didn't have a Future Land Use Map adopted in the comprehensive plan. The future land use map is a map that is in the comprehensive plan but is not a zoning map but it show how zoning will eventually look. We had to adopt a FLUM map last year so what we did is just adopt a map that was basically the zoning map. The problem with that is she has heard from the community that this proposed map is the idea everyone has had in their head for what the FLUM should be. The way it is

right now is if you wanted to rezone your property it could take up to two years to go through the entire process. We will eventually hold a public hearing on this.

Dorn stated he would like to retract a statement he made several months ago. He was very upset to find out that the City Administrator was meeting with Investco and felt it was very unethical. At the time he had no idea that he was the City Planner. So at this time he would like to apologize regarding this because he made an error in judgment and felt he attacked him unfairly.

With nothing further the meeting was adjourned at 8:10 PM.

Chad McCorkle, Vice-Chairperson