

Planning Commission
October 25, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:33 PM.

The following members were present: Lisa Cramer, James Montgomery, Cindy Maas and Cristi Boyle-Barrett and Sandy Ramsey.

Boyle-Barrett moved to approve the minutes of the October 18, 2004 commission meeting. Cramer seconded the motion and the motion carried.

Dan & Gwen presented the Comprehensive Plan. Dan stated the purpose of tonight's meeting is to get public input on the proposed zoning changes and the proposed urban growth boundaries. The process worked by the City having a few public vision workshops in the spring to see what the public would like to see in the City of Buckley. After the meetings, a group of students from the U of W put together the Land Use, Housing, Urban Design and Economic Development for the proposed Comprehensive Plan. The City then hired Dan and Gwen to work with the Planning Commission for the summer to help finish the Comprehensive Plan and also to work on the proposed zoning changes. Gwen then presented to the public a summarized version of the proposed Comprehensive Plan elements.

The Public Hearing was opened at 7:47 PM.

Fred Thomas, 26318 Entwhistle Rd., owns property across the street from the U-fish pond. He would like to know what the urban growth is for that area. His property is about 263rd. Administrator Schmidt stated there are two criteria that the City has to satisfy in order for the County to even consider it. The first one is need and the second is the City being able to prove that we have the services to provide for that area. The City can not do either. The City has several hundred acres of property in the City that has not been developed and we also have had a sewer moratorium on since 1995. Our future urban growth area is to show to the County that this is our future intent, it has no legal binding.

Shawn Martin, 1302 Puyallup Street, Sumner. He is here doing some research. One question he has is, is the urban growth area the County's or the rural urban growth area. Administrator Schmidt stated the County has not granted the City an urban growth area outside our current city limits so the urban growth boundary shown is proposed at this time. His second question is with the 4 units per acre and the areas that have the potential of having fewer than 4 units per acre is there the possibility of clustering or planned unit developments. Schneider stated yes that has been discussed and addressed within our plan.

Greg Rabourn, 26606 112th Street, just outside the City limits. He is wondering how the UGA and Future UGA lines were drawn. Schneider stated the commission wanted to

extend as far as possible that we thought the County would go for. Dan stated the straightness of the line comes from the parcels that line up in a straight line on 270th.

Ryan Boyle, 1325 Olsen Ave., on the Urban Growth Area, is this something the City will be asking for now or within the next seven years. Gwen stated the application is due December 1, 2004 and we won't find anything out until July or August of next year. Mr. Boyle asked what happens next if the County does approve it. Administrator Schmidt stated if the County does approve the UGA then the property owners within that area can petition the City for annexation, but it is a long process. Mr. Boyle asked if the City wanted to, could property be annexed piece by piece. Administrator Schmidt stated it is strictly up to the property owners. They will not become a part of the City limits until the property is actually annexed.

Schneider asked if the County give any weight to the desire of the residents for the urban growth boundary. Administrator Schmidt stated no.

Ray Emry, 10718 258th E., Buckley, the thing he is concerned with is there is all this talk about expansion but look at all the empty store fronts in downtown Buckley. Keep the money in town, there are a lot of older people who could walk to their local grocery store, bakery etc. to get their goods here in town. That is the way it used to be. Schneider stated that has been one concern of ours on the commission as well. We feel we have addressed this within the Comprehensive Plan. Administrator Schmidt stated the planning commission is making some very extensive changes to the zoning code. Dan stated one other thing the commission has done is work on the design standards to make the neighborhoods nice and so that businesses want to come to town. We are trying to make this place have character. When you have people in here and when you have character, people will want to do things. Mr. Emry asked what was happening with the Railroad property along the highway, is it going to be just a nice lawn? Administrator Schmidt stated there has been a public workshop on this and the U of W students are putting together a Master Plan that they will be presenting to the Council before long.

Leon Wickizer, 26513 112th, Buckley. He has lived here for many many years. He has a piece of property on Highway #410 outside the city limits. It was zoned commercial and got changed to R-10. Buckley needs businesses along Highway #410 to help them survive. He would love to be annexed into the City, but if Bonney Lake wants to come that far down, he will annex into Bonney Lake. He would rather be in Buckley but he will do what he has to do for his retirement. Buckley needs to wake up and add some commercial business along the Highway. Can't the City annex this property in? Schneider stated as Administrator Schmidt stated earlier, the City has to show that we need the vacant land and that we can provide services to that area. At this time we can do neither. The entire commission would love to annex that property in, but the County does not allow us to do this. Administrator Schmidt stated the tough thing is when the Legislature adopted the growth management act it gave full control to the County to determine who gets the urban growth boundary, where and why. Maas stated until the City grows, the people outside the city can't grow. We need the people to come and then the businesses will come. The city can't grow until we get sewer.

Tim Personius, 190 So. Cottage St., he would like to thank the commission for what they have done. He has been driving around this town for 20 years and it has not changed. He is happy to see that something is being done because we really need to pull our heads out of the sand and look into the future.

Anne Personius, 190 So. Cottage St., she understands that there does need to be substantial residential growth before expansion can be done, is there a plan in place when that time comes. She understands there are some developments that are in the process, where are we right now and what is the time line for these things to happen.

Administrator Schmidt stated the City adopted the Comprehensive Sewer Plan. Right now engineers are working on the sewer treatment plan upgrade design which is slated to be completed by April or May. Once the design is complete, we will start working on that right away. Financing is a big part of this. There are large developers looking at undeveloped land. Right now we are estimating between 700-900 homes not counting Elk Heights that will be started next year. So we are looking at possibly 1,000 homes within the next 3-5 years.

Leon Wickizer, you say there are going to be 700-1,000 homes being built in town. There is nothing on Highway #410 or on Main Street in Buckley that can help 2,000 people. Shouldn't the City be looking into the Highway #410 area if we are going to bring in that many more people? Administrator Schmidt stated our future urban growth area does go out to 270th, but we don't have any control over whether or not the County will approve that. When I-695 was passed, the City of Buckley lost \$380,000 in revenue and half a million dollars for a city this size is a lot of revenue.

Ray Emry, the other thing he would like to address is the traffic problems on Highway #410 that already exist. Are they going to build a new bridge? Administrator Schmidt stated there is nothing in the Department of Transportations 20 year plan to do anything. When the public outcry gets loud enough, the State will usually do something. It is the only way to get their attention. Next year DOT has scheduled to do a safety corridor study from Mundy Loss to the 410 Café. Administrator Schmidt stated the one thing the City can do is work with developer services from DOT and as new development comes to town charge mitigation fees. That can sometimes be a deterrent because it increases the cost of development.

Ryan Boyle, he also thanked the commission for their hard work. He doesn't understand why we don't have the FUGA go farther down Highway #410. Administrator Schmidt stated the City can extend the FUGA as far down as they want, but one of his concerns is demonstrating our future needs. Administrator Schmidt stated that is why the Planning Commission is having the public hearing so they can take the public comment and can change it if they want to.

Howard Greiner, he owns Hillside Gardens and is on Marion Water right now. Has there been any talk about extending the City water out that far. Administrator Schmidt stated the City does supply water to the Marion Water customers when their supply is down and

at one time there was talk about getting Marion Water and the City of Buckley together, however, the latest he has heard is that Marion Water is going together with City of Tacoma.

Boyle-Barrett stated she would like to know how everyone feels about having businesses along the Highway all the way to Bonney Lake or do you want a break with the scenery. Some of the people in the audience stated they feel it's going to happen regardless and there will still be homes along the Highway. What is the logic for not wanting the development along the Highway? Boyle-Barrett stated she is not against it; she just wanted to know if there was anyone in the audience that was for open space.

Jean Johnson, 16313 279th, Wilkeson. If it was just in the future area, once the homes come in the traffic will get worse and then the Highway would have to be upgraded. Can't the City then prove that the future land use area needs to be extended? Administrator Schmidt stated what needs to happen is the City has to build out everything within the current City limits and then annex the urban growth boundary properties in and develop all that before we can go to the County and ask for the urban growth boundary to go farther out into the future urban growth boundary. Would it be easier to do it now rather than go back and amend it later? The planning Commission could go all the way to 234th with its FUGA, but it actually means nothing.

Anne Personius, 190 So. Cottage St., they live one block off of Main Street and it is currently zoned RB, will that change and if it does, will the property values be affected. Administrator Schmidt stated tonight's meeting is to talk only about the land use, not the actual zoning. When the City changes the zones, notices will be sent out to all property owners affected by the zoning changes and what those changes will be and then there will be a public hearing on those zoning changes.

The public hearing was closed at 8:59 PM.

Administrator Schmidt stated before there is a consensus is made on moving forward with this process, he has a few minor changes. There are some staff changes and planning commission member changes that need to be done. In the housing element there were never numbers put in for the housing prices on page H1 and there needs to be median prices added to the table on page H2. Cramer stated on page H3, the second largest percentage should be "between \$60,000 to \$74,999" rather than \$30,000 to \$39,000. Administrator Schmidt stated for the glossary, we should pull the definitions off the Municipal Code and make sure they are consistent. Under A2 the annexation process, there wasn't anything discussed why the City wants to annex the DSHS property and there should be a paragraph added to that effect. Administrator Schmidt asked the commission based on all the testimony tonight does the commission want to extend the future urban growth boundary? The commission was in consensus with having staff prepare a common sense boundary down to 234th. Administrator Schmidt stated staff will make the changes that were discussed this evening and bring it back one more time next Monday. If it gets a go, we will then start the 60-day comment period. Boyle-Barrett stated on Policy 1.6.4 on page LU-18 shouldn't the wording be changed because

the Industrial area is not next to the Highway. It was the commission consensus to change the wording to “in close proximity”.

Administrator Schmidt reminded everyone of the short course on Planning in Black Diamond on Thursday at 6:30 PM.

With nothing further the meeting was adjourned at 9:23 PM.

Wolfe Schneider, Chairperson