

Planning Commission
May 17, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:07 PM.

The following members were present: Lisa Cramer, Cindy Maas, Cristi Boyle-Barrett, Terry Wade and Sandy Ramsey. Jay Johnson was absent.

Wade moved to approve the minutes of the May 3, 2004 commission meeting as corrected. Boyle seconded the motion and the motion carried.

Public Hearing – Park and Recreation Plan:

Administrator Schmidt stated between the last meeting and this meeting, commissioner members Barrett and Cramer had some questions and comments. There have been some new pages with corrections handed out. The information that has been changed is highlighted. These pages should replace the old pages. Administrator Schmidt stated the purpose of tonight's hearing is to solicit comments on the proposed 2004 Buckley Park and Recreation Plan. The city is required to update the park and recreation plan according to the Growth Management mandates. The Park and Recreation planning committee has spent several weeks putting this plan together.

The Public Hearing was opened at 7:12 PM.

Administrator Schmidt entered several comment letters from citizens into the record and they are follows: 1) 5 page letter from Jim and Rhonda Madison 2) letter from M. Schroeder 3) e-mail from Eric Nelson 4) second e-mail from Eric Nelson 5) e-mail from Debbie Faulk 6) e-mail from Michael Faulk 7) e-mail from Holly Surface 8) e-mail from Louis Sanford 9) letter from Raymond and Marilee Castro 10) e-mail from Mike Firnkoess 11) letter from Angie Riggsby 12) e-mail from Elliott Barnett our CTED representative.

Rhonda Madison, 456 Sorensen, Buckley. They are here because they are concerned as they have voiced in the letter that was presented. They are in favor on the skate park and the extension of the foothills trail. They are in support of the picnic area down by the River. They are not in support of a park going in across from the entrance of Copperwynd. They are in support of the cemetery expansion towards River Ave. as that would be the most financial and geological location and in the best interest of the city. They feel it is unnecessary to put a park there as it is not a central location for the citizens of Buckley as a whole.

Ron Weigelt, 454 Trullinger St., Buckley. He is here tonight speaking on behalf of he and his wife whom live in Copperwynd. When he purchased his home, he was told by his Real Estate Agent that this area north of the Armory would be a park. He happened to hear that this wasn't going to be a park; it was going to be the expansion of the cemetery so that is why he is here to speak. He understands the cemetery has been around since the late 1800's so he knows there is the need to have a cemetery. He

thought there would be a way to come up with a plan that would honor the people that were told this would be a park and also honor the people who would like to be buried there with their relatives or don't want to travel to two separate locations. There is a service road that splits that property so they could use the property to the north of that service road. There is also other property north of cemetery or northeast of the cemetery that could be expanded. There are people that are concerned about property values because people don't know what a cemetery would do to property values. Mr. Weigelt then handed out a letter with pictures that was marked as exhibit #14. He thought this would be a good area for a nature center. He would like the area north of the Armory and south as the Post Office as potential park sites. Otherwise we will be parceling this out and would lose this area that should stay as parks. There are areas within the 1,400 acres of available land in Buckley that could be used as an expansion of the cemetery

Larry Meany, 448 Trullinger St., Buckley. His comments concur with Mr. Weigelt. They have lived here since January of 2000. They had no idea until recently that this area was meant for the cemetery. They were told by their realtor that this area was made for a park. They are concerned about property values. The other thing is the area north of the entrance road is already a natural area for people to gather so it seems the natural idea would be for a park.

Jim Madison, 456 Sorensen St., Buckley. When they bought their house, there was already a cemetery across the street. When he looks at the cemetery, he doesn't look at it as a problem with affecting his property values; he looks at it as a poor choice to have a playground next to a cemetery. He feels if you put a playground next to the cemetery you would have to somehow separate the cemetery from the playground. He feels the trail head should go way past the cemetery.

Larry Meany, 448 Trullinger St., he agrees that there is a respect issue. His point is there are kids playing in the cemetery now; they walk that a lot and see the kids in the cemetery. The other issue they have is there will be a lot of traffic going through there so that could also be a respect issue.

Wade stated he had a couple questions for Mrs. Madison. He would like to know what was promised to her when she purchased her home. Mrs. Madison stated the only thing promised to her was her home. There was no representation made that there would be a park there. There was nothing in the Copperwynd covenants that represented that either. She felt it was her responsibility to check her CC and R's to find out what was to be in her neighborhood. She also added that a gentleman came into her place of employment and is writing a letter to the editor of the local paper and he is very concerned that the kids are not being respectful now with the cemetery and feels if there is a park placed right next to the cemetery it would make it worse.

Wade asked Mr. Weigelt if he has a connection to the Copperwynd Board of Directors. Mr. Weigelt stated not in his capacity here tonight. Wade asked if he is a member of it. Mr. Weigelt stated they are all members of the association. Wade asked if he were to poll the association, how would this poll come out. Mr. Weigelt stated 67% for the park

and 33% for the cemetery. There were 27 that voted out of 116. Wade asked if there was ever a discussion during the homeowners association in the meetings about the apparent promise from the builder to build a park rather than pay the impact fees. Mr. Weigelt stated he does not want to get into business of the association. Wade stated the business of the homeowners association is not what he is interested in, he is interested in is the portion of the newsletter about the developer having the choice to build a park or pay impact fees in the Madison letter. Mr. Weigelt stated he is not familiar with that but what he does know is that the developer paid \$447 per home that was built in Copperwynd. Mr. Weigelt had one comment, with the trail going through there, if you expand the cemetery, the trail will run right through middle of the cemetery and unless you put up a six foot fence along the trail, you are going to have a problem with people in the cemetery. Boyle-Barrett asked who his handout was distributed to. Mr. Weigelt stated primarily the Planning Commission and a couple business owners who appeared to be in favor of this, probably about ½ dozen people. Boyle-Barrett asked if the Armory was one of them. Mr. Weigelt stated the Armory was one of them.

Jim Madison, stated he would like to say that the majority of the people who feel that a playground wouldn't be appropriate and that the cemetery should be extended would agree with a trail and a buffer along the trail wouldn't be inappropriate as long as the cemetery could be extended. If the trail went along side the road, he thinks it would be a great compromise. His main concern is that there is room for the cemetery to expand in one area. It doesn't need to come clear to the road. There could be a hedge and landscaping blocking the cemetery from River Ave. A lot of people he has talked to would love to see the trail extended to the River with a foot bridge over the river that would connect the trail with Enumclaw.

Schneider stated he has a concern with putting playground equipment there when there is already playground equipment both at Wally's and Elk Ridge. He feels the neighborhood is already better served by parks and playgrounds than any other area in the City. He would love to see the trail go down the side of River Ave.; however there may be some difficulties with that.

Administrator Schmidt stated one of the problems is the slope going down to the River. River Ave is an 8% grade so we can't get funding for this for ADA purposes. We have to do switchbacks to get this done. That is why the alignment has changed to make it go down the center of the cemetery. Some of the considerations are we will have to look at some type of screening for the trail going through the cemetery. It may be vegetative screening. The Council has discussed this in the past and they said if the expansion is done, it will be done tastefully with some type of screening. Boyle-Barrett stated with Mr. Meany's concern about the property values, with the way it has been talked about being done; she doesn't feel it will affect the property values. Administrator Schmidt stated his personnel opinion is they already see the cemetery where it is now. The approximation of the cemetery where it is now is not going to affect it any more if you expand it another 200 feet. Maas stated as long as it is tastefully done it should not affect the property values.

Ron Weigelt, stated you can't actually see the cemetery from the development. He doesn't think people for the most part would have ever guessed that that was what was going to be there. He still feels there is still a way to put the trail down River which would make the park a great asset. Ramsey asked if this is just addressing the Copperwynd development and people within Copperwynd. Weigelt stated it is not so much just the people in Copperwynd, it is just that the people in Copperwynd were always under the impression that this would be a park. He feels having a park would have a park to benefit the trail and everyone in Buckley.

Larry Meany, 448 Trullinger St. He has heard a few times about this park only serving Copperwynd he doesn't believe that is an accurate assessment. He believes this is something that could benefit the entire City. When he first bought their house he didn't even know the cemetery was there. They didn't know it until they put in the access road off of River Ave. He would also like to state that you can't see the cemetery from any part of the Copperwynd development. Boyle-Barrett asked if the access to the cemetery off of River Ave. will be marked. Administrator Schmidt stated yes it will have a nice tasteful marking. The problem he has is that it was very clear to them when they purchased their home that there would be a park in this location.

Maas stated she would like to make a clarification. Many site agents are very hungry to sell these homes. There are things that come up even to those who live in Buckley that we are not even aware of, that is why she always tells her clients to check with the local jurisdiction. It is the buyer's responsibility and she doesn't think you can hold the City accountable because a site agent said four years ago there is going to be a park there. When developers come in, money from each lot is put into a large pot for parks throughout the City. With all the facilities that are close by Copperwynd, she doesn't see much sense for adding another park there.

Wade asks if this gives any of the people comfort that this property is on a list to be improved. Meany stated this is what was represented to us when we purchased our home. We are not looking for playground equipment, just a clean park picnic setting.

Rhonda Madison, she would like to clarify about the impact fee that Mr. Wade was referring to. There was discussion at a Council meeting and when these were brought up the Administrator stated that these impact fees were not impact fees for Copperwynd parks they were for parks within the entire City. She finds the cemetery expansion very aesthetically pleasing.

Administrator Schmidt stated the purpose of the plan is to inventory our existing facilities, adopt level of service standards based on current and future demand. This plan identifies existing facilities and adopts the level of service standards. The level of service standards that the Planning Commission is looking at now is active facilities or community neighborhood parks and those areas within 1/2-3/4 of a mile radius. What this plan is looking at is the deficiencies within the city. If you look at Copperwynd, it is within that distance of facilities. At \$83,000 an acre to develop these facilities, you need to look at the areas within the city that don't have those facilities. Park dollars are

limited; in the future where the need for parks is going to be is where there are deficiencies, not where there are adequate facilities.

Boyle-Barrett stated since she has been on the Planning Commission they have never talked about the cemetery expansion. Has the Council talked about this and what is their specific outline or time frame. In talking with the Mayor, the Mayor and old City Administrator actually mapped out how many more lots they could get with this expansion. There have been a lot of different ideas as to what to use this property for but there has not been anything definite settled on this property. There definitely has been talk about cemetery expanding into this property. Boyle-Barrett asked when this park plan would be updated again. Administrator Schmidt stated the Park Plan has to be updated every six years. Amendments can be made to the plan at anytime.

Wade stated this is the first he has heard of this park versus cemetery expansion. It appears to him that we should make this some type of a continuing agenda item to discuss over the summer. Maybe we should have a joint meeting with the Park Board to discuss this issue. Administrator Schmidt stated the Park Board has no authority to decide what will be done with this property; it is up to the Council to decide. Wade stated this isn't going to be decided upon tonight so we need to continue with the discussion on this.

Boyle-Barrett asked if the City has any plans for that property to get rid of the hills. Administrator Schmidt stated when the skate-park goes in, it is the City's intent to remove the berms so kids will use the skate park. Boyle-Barrett asked if the City would be liable if kids hurt themselves there. Administrator Schmidt stated probably, but no more than on other City property.

Ron Weigelt, 454 Trullinger St. When he was talking to people, someone shared something with him and that was when the property was traded with Weeks, it was agreed upon that all of that property would used for a cemetery, is that the case that there was a verbal agreement made and so this is a done deal and basically a mute point. Administrator Schmidt stated he was not aware of this. The other question he had was putting the trail down River Ave., isn't there a way to do switchbacks. Administrator Schmidt stated there is not enough room to do the turn outs along River Ave.

Schneider asked if and when the cemetery was to be expanded, is it the Council's decision. Administrator Schmidt stated it would probably come before the Planning Commission with a recommendation to the Council. Schneider asked if there would be a public hearing required on this. Administrator Schmidt stated within our new development regulations there would be a public hearing required if the cemetery is considered a site plan.

Maas asked what can the average citizen do to keep informed of this information. Administrator Schmidt stated all the meeting lists and agendas are posted on the bulletin boards along with the website. The minutes from every meeting are also posted on the web site.

Wade stated we need to identify this as a continuing agenda item and examine the possibilities of expanding the cemetery and/or the park. This is not an urgent issue so it can be continued to later meetings.

Maas asked of those people in the audience, is there anything in the plan we are looking at now that they are not in favor of or that they wanted added to.

Rhonda Madison stated she likes the plan as it is.

Ron Weigelt stated he likes it; however, he would like the property north of the Armory and South of the Post Office designated as potential parks. He stated if adding this is going to tie the City's hands so funding cannot be applied for, he doesn't want to do that. He likes Wade's idea of having a study process for the future of this property.

The Public Hearing was closed at 8:41 PM.

Park and Recreation Plan Discussion and Recommendation:

Schneider stated he feels everyone agrees that there should be a continued agenda item for discussion of the cemetery/park issue. Administrator Schmidt would like everyone to take a minute to look over the changes that were presented tonight to make sure there were not any questions. Administrator Schmidt stated there was one other correction and that is on page 43, the amount for the park fee should be \$447. There were some other minor typographical corrections that were made. Administrator Schmidt stated also in the letter from CTED, they had some typographical notes, however, he thinks these have all been taken care of but we will double check to make sure.

Boyle-Barrett stated as it is right now, we have already decided to take a look at the area along River Ave. by keeping it on the agenda.

Wade moved to conclude with the adoption of the Plan with the corrections discussed tonight with a recommendation to the Council for acceptance. Boyle-Barrett seconded the motion and the motion carried.

Development Permit Processing Regulations Review:

Because there needs some more discussion, this will be tabled until the next meeting. If there are any typographical changes or small changes, please call so we can correct these before the next meeting.

With nothing further the meeting was adjourned at 9:03 PM.