

**Planning Commission**  
**June 28, 2004**

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

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

There were a few typographical corrections. Boyle-Barrett moved to approve the minutes of the June 21, 2004 commission meeting as corrected. Cramer seconded the motion and the motion carried.

Administrator Schmidt stated that Jay Johnson has resigned from the Planning Commission because of work conflicts.

**Review and Comments of the Draft Comprehensive Plan**

Gwen stated what she was hoping from tonight's meeting is to spend no more than ½ hour on each element. She feels the narrative that came before and after each element may need a little more work. We will be starting with the land use element tonight. Administrator Schmidt asked if everyone was able to read over this document. Not everyone was able to read through this thoroughly. Administrator Schmidt stated when we set out to create this document with the students, they tried to keep it so it is easy to read and is understandable. Boyle-Barrett stated she felt it is very easy to read and understand.

Cramer stated it would be nice if we could have a glossary of terms, so it is easier to refer to this.

Administrator Schmidt stated instead of going page by page, he would rather bring specific items out for discussion.

Boyle-Barrett asked if the motto for Buckley is going to still be Above the Fog, Below the Snow or is going to change. Administrator Schmidt stated we aren't adopting a new theme; all we are doing is putting up rock monuments that say "Welcome to Buckley".

There was discussion about the population figures changes a few times within the document and they need to be consistent.

Gwen asked if anyone had read the existing conditions sections at the end of the document. This is actually the history of Buckley and they wanted to know if they were correct with that.

Boyle-Barrett wanted to know when talking about the downtown core being buttressed with new multi-family housing, what are we really referring to there. There really isn't anywhere for more development to go. Administrator Schmidt stated remember you are planning for the future and you're creating a land use vision for what the community needs to have in order to meet the growth management density requirements. This is a future vision of the community.

Cramer asked what are density bonuses? Gwen stated density bonuses are when you award a higher density to a developer than what it is currently zoned for. Examples are providing affordable housing or setting aside some of the property for open space. The community benefits from it because you get affordable housing. Administrator Schmidt stated affordable housing is something we don't have right now. We do have something similar in the RA zone which is residential clustering. They can have smaller lots as long as they set aside open space. Maas asked what the definition is for affordable housing. Administrator Schmidt stated it will have to be defined. It is based on a percentage of the median income. Schneider stated when you talk about affordable housing to someone making minimum wage nothing is affordable. We need to look at what we want the housing to look like; maybe more than affordable, because even small homes may not be affordable for a large portion of the population. So we need to discuss whether we are going to have multi-family units in a given area and what kind of small lot size we would allow rather than just giving credits for affordable housing. It could be just a way for someone to make more money on their property and not increase the supply of affordable housing. Administrator Schmidt stated you could, within the performance standards, decrease the amount of area that is required for each unit in the multi-family zone.

There was discussion about accessory dwelling units and how this can be used as affordable housing.

Gwen stated they will give the Planning Commission examples of zoning regulations from several other cities and how their zoning is so it can be compared to what Buckley now has and how it should be changed for the future. Administrator Schmidt stated he would really like the Planning Commission to look at expanding the Commercial area along some of the arterials and possibly creating another commercial zone.

There was a large discussion about the Urban Growth Area and where it should be extended. Boyle-Barrett stated she feels the new high school should be included in our Urban Growth Area. Administrator Schmidt stated the information we are getting back is growth management is not going to approve any increase in our current urban growth boundary because we already have so much vacant land right now. What the students have done in developing our future urban growth area map is letting the County and State know that it is the intent of the City of Buckley not this round but in the next round to extend the boundaries. Administrator Schmidt stated what we need to do is get a larger map of the Urban Growth Area so we can actually draw lines and mark it up. Boyle-Barrett asked regarding the urban growth boundaries, can Bonney Lake come across 234<sup>th</sup> and take in Foothills Elementary School. Gwen stated they are under the same restraints as Buckley. Administrator Schmidt stated we can also challenge their boundaries.

Gwen stated the land use element will definitely be revisited when we start reviewing the zoning code.

Boyle-Barrett asked under Resource Protection under Land Use, it talks about preserving continuous portions of development sites in permanent open space, is that like the clustering we talked about earlier. Gwen stated one of the things if there is a known

wildlife corridor, it is better to have it contiguous. Boyle-Barrett stated she really feels this is important, especially when we are looking at the area down Ryan Road and Collins Rd. Boyle-Barrett stated the plan states that the people of Buckley wanted to preserve the open space; however, this plan does not do this. Gwen stated the only provision that was made is that there was about 5% of the land that was subtracted. Maas asked about the habitat corridor, is there a map. Administrator Schmidt stated we would have to create one. Gwen stated there would have to be some type of criteria established in order to do this. Maas stated the wildlife corridor is a great idea, she just doesn't know how it's going to work.

Boyle-Barrett stated under the parks and open space section somewhere in here we need to reference our park plan. We need to make sure the acres per every 1,000 person are consistent with our park plan. Boyle-Barrett stated she really likes policy 1.5.9 on page LU-12.

Boyle-Barrett stated on policy 1.7.3, didn't we cover all that information in the development permit processing regulations we just submitted. Administrator Schmidt stated we haven't adopted those yet and we don't want to do that until we go through the subdivision regulations and then we can incorporate them together.

Boyle-Barrett stated on page LU-15, Goal 1.8 there is no heading. Gwen stated she thinks it is because there were two goals for this section. She will check to see if this is done anywhere else in the plan and how it is done.

Boyle-Barrett stated on page LU-17, Policy 1.9.1 shouldn't it read the City Councils and City Planning Commission of Buckley. Gwen stated yes it should. Boyle-Barrett asked under policy 1.9.2 do we or don't we currently meet with Bonney Lake. Administrator Schmidt stated no. Boyle-Barrett asked if this is an attainable goal. Administrator Schmidt stated it depends on whether or not the County would like to cooperate and mediate something like this because the County has control of all the property between the Buckley City limits and the Bonney Lake City limits.

The changes to the land use element will be done for the next meeting.

There was discussion about changing the sub-committees. Administrator Schmidt stated he would have to check to see if there is anyone interested now for the Planning Commission. It was decided to keep the sub-committees and Wolfe will join Cristi on her committee until more members are appointed.

With nothing further the meeting was adjourned at 8:41 PM.