

Planning Commission
August 9, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:51 PM.

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

Boyle-Barrett moved to approve the minutes of the July 26, 2004 and August 2, 2004 commission minutes. Ramsey seconded the motion and the motion carried.

Street names for Elk Heights:

Administrator Schmidt stated the list of historical names was sent out with the packet and he needs five names and one alternative. The names will be Garnero, Tait (provided his widow agrees); Wickersham, Lund, Davis and Spaulding will be the alternate.

Report on Design Guideline Subcommittee:

Dan recapped on last weeks subcommittee meeting and generally where they are. They have agreed that there should be a somewhat unified designed character although not limited. It should not stifle development or redevelopment. It should be flexible and should be something that is already an established character. They felt the general theme should be rustic or recreational. Schneider stated in the guidelines theoretically we don't allow any commercial buildings over 20,000 square feet. During the sub-committee this was discussed and it was the general consensus that this is too small and needs to be increased. Boyle-Barrett asked if there would still be a size limit. Schneider stated he doesn't feel there needs to be a limit. Dan stated you can write something in the code that anything over "X" amount would require a conditional use permit. Dan stated he would look into what other comparable cities have done and go from there.

Review/Comment on Economic Development and Urban Design Elements of Draft Comprehensive Plan:

Gwen stated Boyle-Barrett already gave her some edits. We don't necessarily have to go through this page-by-page, but looking through the policies and goals and making sure this is what you want. Wade stated the only thing he would like to add is jobs and making certain that there is more light industrial and industrial and manufacturing. We need commercial jobs that help people make a living. Establish a base for light businesses that would not only extend the tax base, but also extend the earnings base to help the people of Buckley stay in Buckley to work. Gwen stated there was discussion at the last meeting to extend some of the industrial along 112th. Schneider stated there is a consensus with Wade in trying to get businesses to come into town, how to get them here is something that we will have to work on later on in the plan. Administrator Schmidt stated that is what needs to be done now, go through the elements, look at the policies and goals and see if it is conducive to development, if that is what you are looking for to attract businesses. Then through the performance standards and actually locating the zones on the map is how you make it possible. Maas stated it is a known fact in Buckley that the sewer connections will be coming in two years. She feels the businesses will

come when the developments and people come to Buckley. Administrator Schmidt stated Wade has a good point in that there could be a policy written saying the City is going to try to develop ways to maintain viable jobs within the community that provides a living wage. Dan stated what is important is that the Comprehensive Plan document signals the City's intent to the County, State and to the public. Do the statements in this plan attract all the jobs that we want to attract? Wade stated what the statement needs to say is that we want to attract the right jobs. What we need are real jobs so people can buy the homes and earn the money here and spend it here. Discussion ensued. After discussion it was decided on by the commission to reword Policy 3.1.2 to read "Identify living wage jobs and the businesses that provide them that are compatible with the community and develop programs that will attract them to Buckley". Administrator Schmidt stated it may also be helpful to add a sentence within the discussion portion of Goal 3.1 referring to living wage jobs. Gwen stated we could change the first sentence to read "A strong and sustainable economy allows residents access to living wage job opportunities and provides revenue sources to ensure needed public services and infrastructure". Wade stated in policy 3.2.3 at the end of this it could state "such as (add language that was consistent with what was discussed in the sub-committee regarding the rustic or recreational character). Dan stated he would re-word this. Maas stated also under the discussion portion of Goal 3.2 the sentence that states "By building upon its small town character and **logging** history, Buckley can attract tourists to its unique attributes. At the last meeting it was discussed that downtown is actually more of a railroad theme and the railroad gave all the property for the trail. She doesn't want people to go over board on the logging idea. Ramsey stated maybe we could use both. Schneider stated why don't we just eliminate the word logging. It was decided by the commission to delete logging from sentence. Maas stated in Policy 3.2.1 she doesn't like the language marketing theme. She stated Buckley has been struggling with this "theme" for years and she feels we should re-word that. It was decided on by the Commission to change the wording to "marketing strategy". Montgomery asked what kind businesses are we trying to target or are we just going to say come one come all. Schneider stated he feels the trail is a huge asset and we have talked about having recreation friendly businesses along the trail such as bike and skate rentals, restaurants, ice cream parlors, etc. Montgomery was referring to the industrial type businesses, are we going to target light industries that are environmentally responsible, socially responsible or are we that hard up that we are going to just have anyone or anything. Schneider stated in our critical areas ordinance, we have no intention of just saying come here and pollute. Administrator Schmidt stated you can't just stop them. You have to allow businesses to come into the City, you can't zone them out. You can direct where they are going to be located but you can't stop them. Maas asked if Enumclaw has any intention of their trail joining with Buckley. Administrator Schmidt stated they are starting theirs this year. Boyle-Barrett asked if we should include Enumclaw in the paragraph on page E-3 where they are talking about completing the Foothills trail. It was decided by the Commission to add at the end of the paragraph "King County and Enumclaw to the north."

Administrator Schmidt stated at the next meeting we will have the Final Plat of Meadow Mountain Subdivision. This will not be anything like the preliminary plat, there is no public hearing required.

Gwen would also like to remind everyone of the “Community for a Lifetime” presentation tomorrow night at 6:00 PM.

With nothing further, the meeting was adjourned at 9:01 PM.