

City of Buckley
Planning Commission Minutes

December 6, 2010

Co-Chairperson Snellback called the meeting to order at 7:01 PM. The following members were present: Howard and Callis. McCorkle was absent.

Callis moved to approve the minutes of the October 18, 2010 commission meeting. Howard seconded the motion and the motion carried.

Discussion on Future Street Map

McCorkle stated what we have tonight is final copy of the future street plan with all the changes made. Howard stated at the last meeting there was a question as to whether the road could be widen the north/south street west of Walt and Vern's and east of the Storage Facility. Interim Planner James was going to ask Administrator Schmidt that question. There was supposed to be a meeting with the Administrator present, but that meeting was cancelled. Interim Planner James stated she believes the answer to the question about widening the street was no which is why the street was moved farther to the west. McCorkle stated he thought we weren't going to put in any road. Discussion ensued. Howard stated the next issue was the McNeely road going through from Collins to Ryan. This was discussed heavily at the public hearing but it was decided that this was the most logical place to put it that does the least damage to the fewest amount of people. Howard stated he also had a question about whether or not Rainier could be run all the way through or whether that was a wetland. Interim Planner James stated Rainier was cut short because of the proximity to the wetlands. Howard stated so we just need to be prepared for the same feedback we got on the McNeely area. McCorkle stated we should have some blown up copies of the map, only the areas where changes are being made and have them available for people at the public hearing. McCorkle stated his recommendation is to keep the map the way it is now, Callis and Howard both agreed. The public hearing will be January 10, 2011 at 7:00 PM.

Review of "P" Public Zone

Interim Planner James state you have amendments, there was a formal request from DSHS to add a text change to the zoning that would allow churches and assemblies to be a permitted use in the public zone. This request is being made to allow DSHS to lease the vacant Collins cottage to a local church. This lease would not only provide income to DSHS but would also eliminate the ongoing maintenance of a vacant

building and remove a possible location for questionable undesired activity by having the buildings used regularly. Howard asked where this is located. This is the building on Collins Road right next to a small housing development. Interim Planner James stated the specific location for this request is really irrelevant because this change will allow it anywhere in the "P" zone. Howard asked what are the potential impacts of including churches in the Public zone, is this something other cities do. Interim Planner James stated yes it is, many schools have churches renting from them so allowing schools and churches would be okay. The impacts with schools and churches are very similar. **Howard moved to recommend to the City Council the proposed language included in the document provided. Callis seconded the motion and the motion carried.** Interim Planner James stated she will write an ordinance and then this will need to go before a public hearing. Howard asked if we could include this in our public hearing on the 10th. It was decided by the commission to hold this public hearing on January 10, 2010 at 7:00 PM. Interim Planner James stated she would send a copy of the ordinance to the commission for review prior to the meeting.

Site Plan Review

Interim Planner James stated Ordinance 16-10 is an interim ordinance that was passed by City Council because the Title 20 and the Site Plan ordinance did not match and they needed to immediately affect some changes. Within in six months we need to submit to them a recommendation. Within those six months we also need to hold a public hearing and make the recommendation to them and create an ordinance. Howard stated so this is to make the temporary changes permanent that change the way for the types of hearings conducted not by the planning commission but by the hearings examiner. Interim Planner James stated her recommendation on this would be to add the changes to the site plan review ordinance that we have talked about before so we don't have to have a second hearing. Howard asked what our time frame is. Interim Planner James stated we have about four months, so we would need to have the hearing in February. Interim Planner James asked if the commission concurred with adding the things we have talked about earlier into this ordinance. The commission was in favor of that.

Shoreline Management Plan

Interim Planner James stated the Shoreline Management Master program is going forward and we have schedule a public open house for January 24, 2010 at 6:00 PM. The State representative will be here, we will have a visioning exercise and at the end of the one hour open house, the State representative and the Watershed representative will

be here to put it all together for you. This is an official and important meeting for the State so it is very important that you be there.

Howard stated last year, the Planning Commission and City Council had a joint meeting and he would like to know if that can be done again. Interim Planner James will have to check and schedule this with the Council.

The next scheduled meeting will be January 10, 2011 at 7:00 PM.

With nothing further the meeting was adjourned at 7:50 PM.

Chad McCorkle, Chairperson