

City of Buckley
Planning Commission Minutes

December 7, 2015

Chairperson Helmer called meeting to order at 7:00 PM. The following members were present: Beatty, Harris, Hall and McPhail. Also in attendance was City Planner Thompson.

Beatty moved to approve the minutes of the November 16, 2015 Commission meeting. Harris seconded the motion and the motion carried.

Public Hearing: Spiketon Road Rezone R-3037

Thompson stated this is the Spiketon Rezone, the application was received in September and notice of application was sent out in accordance with State law in October an environmental review was conducted and a determination of non-significance was issued in November. She stated that either tonight or at a meeting in January, we are hoping to forward a recommendation onto the City Council. Thompson then gave an overview of the Rezone application. Thompson stated her recommendation is for approval with two different recommendations of approval; number one being restricting the use of senior housing on these properties and number two to restrict the density calculation from including the wetland.

Helmer opened the public hearing at 7:20 PM.

Lisa Klein, Land Planner with AHBL is here tonight representing the Applicants. She wanted to thank Planning Director Thompson for a very comprehensive staff report and analysis. There was some discussion regarding the change in uses separate for the change in lot size. She wanted everyone to be aware that both of the applicants have reviewed the staff report and they are familiar with the non-conforming use section of the zoning code. She thinks it is important for the commission to know that this is not a spot rezone, these two land owners partnered together on this application specifically to make sure that it was not a spot rezone. As Thompson mentioned a significant amount of property is constrained by wetlands and wetland buffers. With the wetlands and wetland buffers it is very likely we will not be able to achieve 95 single family lots on these two properties. With the wetlands and the road frontage and utility improvements, in order to make this project pencil it is necessary to get the density associated with the rezone. The comprehensive plan does express a lot of support for this rezone.

Penny Keating - 12119 Spiketon Road. Her concern is she looked at the drawing but from a quick glance she couldn't tell where the storm water run-off will go. Thompson stated nothing will change with the rezone. Keating asked if the water will continue to go down

Spiketon ditch. Thompson stated a rezone is changing the property density and uses, it is not a construction plan, and nothing will change the drainage. Keating stated with 95 houses added to that area without doing anything that will make a large impact. Thompson stated if and when the subdivision application comes in this question will be answered; right now it is premature. Keating stated it is definitely their concern and she would like everyone to be well aware of it.

The Public Hearing was closed at 7:27 PM.

McPhail had no comments. Hall asked why was it only recommended that senior housing be restricted and not multi-family and apartments. Thompson stated she is not sure that multi family is allowed in R-6000. Hall said it was presented in the presentation that way. Thompson stated she will double check this. Helmer asked what Hall's concerns were. Hall stated he assumes the neighbors don't want an apartment building in the field next to them and it looks like it is permitted, so what is the intent is it single family. Thompson stated the request is not it yet but they have been discussing a subdivision single family. Discussion ensued. Hall stated just to reiterate, Thompson stated this process is just to talk about the density and allowable use, any storm water run-off or any usage of this site will be addressed through the plat and permitting process. Thompson stated yes. Hall asked if there were any comments from any neighboring properties for this change. Thompson stated the only two comments were from the City Engineer and the Department of Ecology. Beatty had no comments. Harris stated she appreciates Hall's comments and she feels if we do the rezone it is in keeping with what we have talked about within the Comprehensive Plan in that area. Helmer stated the R-6000 eliminates Municipal uses, does that include a park? Thompson stated a park is permitted. Helmer had a question about the senior housing units, what is that defined to be. Thompson stated its 2,000 square foot per unit. Helmer asked what defines senior citizen low income. Thompson showed the definition on the screen. Hall had one more clarification, under the current R-8000 are the wetlands square footages included in the density calculations or excluded. Thompson stated they are not included. Hall asked then why the recommendation to exclude them from the R-6000. Thompson stated because this is another one of our anomalies and it is an attempt to clarify the equation. Discussion ensued. **Hall moved to table this discussion until the next meeting. Harris seconded the motion.** Beatty had a question; it was not asked of the commission whether we have had discussions with anyone on this. Helmer stated he would be asking that at the vote. **The motion then carried.**

Anomaly Ordinance – code corrections and clarifications – addition to ordinance

Thompson stated the anomaly for tonight is regarding yards and setbacks and how lots are created. There are many lots that are not created equal with four equal sides, lots that have more than one street side, triangular shaped lots, corner lots and flag lots. Thompson then

went over these issues with the Commission and how this can be corrected. Discussion ensued. Helmer stated he has an issue with the yard designation and finds it way too restrictive for homeowners to not be able to access the back yard with any type of vehicle or equipment. To dictate to have it be a yard is overly restrictive. Thompson stated that may be something we tackle in a year or two but for now we need to just clarify. Discussion ensued. The commission will look at this further to try and come up with a consensus. Beatty asked if we have looked at other cities to see what their codes say. Thompson stated this is engrained within our code so well that we would have to redo the entire code. Thompson stated she has been working with the City Attorney on this ordinance and has found some other things. She then went over the additional items that will be included. The Commission discussed the issues and made changes and corrections as discussed.

New/Old Business

Thompson stated the City Council will hopefully be adopting the Comprehensive Plan tomorrow. The other thing they may be doing is changing everyone's terms on the Planning Commission so that everyone will be on a January 1 start date and December 31 end date. They will be 4 year staggering terms. They are just trying to clean it up so that people's terms are not expiring at odd dates throughout the year. This will also help so that commission member's terms can be reappointed and not forgotten about.

The next meeting will be January 11, 2016 at 7:00 PM and this will be a public hearing.

Hall moved to adjourn the meeting. Beatty seconded the motion and the motion carried.

With nothing further the meeting was adjourned at 8:46 PM.



Chuck Helmer, Chairperson