

City of Buckley

Planning Commission Minutes

January 11, 2016

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

Harris moved to approve the minutes of the December 7, 2015 Commission meeting.

Beatty seconded the motion. Hall stated he had one correction, it states that he was present but in the bold it is excusing him which he thinks was just carried forward from the previous meeting. **The motion then carried with the corrections as discussed.**

Public Hearing: Conversion Ordinance from BOA to HE

The Public Hearing on the Conversion Ordinance from Board of Adjustment to Hearing Examiner was opened at 7:06 PM.

Helmer stated we have a public hearing tonight on the Conversion ordinance changing some of the hearing responsibilities from the Board of Adjustment to the Hearing Examiner. The first part of this is a moratorium that removes Conditional Use Permits from the Board of Adjustment and removes the Council from SEPA determination appeals and turns it over to the Hearing Examiner. In addition to that the City Attorney recommended that the Planning Commission look at all other Board of Adjustment responsibilities and removing that board completely and employ the Hearing Examiner to replace the Board of Adjustment. City Planner Thompson gave an overview of the Ordinance that is being presented tonight.

The Public Hearing was closed at 7:15 PM.

Hall moved to forward this Ordinance as written to the City Council with a recommendation of adoption. Harris seconded the motion and the motion carried.

Public Hearing: Anomaly Ordinance – code corrections and clarifications

The Public Hearing was opened at 7:18 PM.

Thompson gave an overview of the Ordinance that is being presented tonight. These are corrections that need to be taken care of within the Buckley Municipal Code. This will be an annual ordinance, as we find things within the code we will be bringing these issues to the Commission to get things cleaned up.

The Public Hearing was closed at 7:30 PM.

Beatty moved to forward this Ordinance to the City Council with a recommendation of adoption. Harris seconded the motion and the motion carried.

New/Old Business

Spiketon Rezone recommendation to Council – R-3037

Helmer stated this is an item that we held a public hearing on December 7, 2015. Helmer stated because this is a quasi-judicial decision, he wanted to make sure that all the commission members have not had any ex-parte verbal communication with anyone outside of the meeting on this application or if they have it needs to be identified and decided as to whether or not it would sway their decision. Helmer did a roll call of all the members and none of the Commission members have had any.

At this time, Helmer would like to hear from all the Commission members as to how they feel about this rezone.

Helmer stated with the rezone as it stands, he agrees that it is not a spot rezone; it is in keeping with our Comprehensive Plan and is a normal progression of density so he finds nothing that would keep him from considering this rezone as proposed. Hall stated one of his major concerns is whether they are able to put apartments in this area. Thompson stated it is possible to put apartment complexes and senior housing on this. Hall asked if the City has received any comments from the neighboring properties. Thompson stated only the comments from the public hearing. Beatty stated she has nothing further to add. McPhail stated he has nothing further to add. Harris stated she is in favor of this because we have worked so hard on this with the Comprehensive Plan and this is the area we said we wanted this type of development. She understands the comments from the people who spoke at the public hearing with the storm drain and sewer issues but feels this will be dealt with during the development phase.

The applicant responded to Hall's comment, in the last staff report there was a recommended condition to limit it to units that had their own entry which would preclude any type of multi-family project and they have no objection to this condition.

Helmer moved to recommend approval of this Rezone to the City Council. Beatty seconded the motion and the motion carried.

Elections of Officers

Hall moved to retain Helmer as Chair and Harris as Vice-Chair. Beatty seconded the motion and the motion carried.

Thompson stated she has sent a list to Joanne today for adopting positions of the Planning Commission. Three of the positions will be for 2 year terms and two positions will be for 4 year terms.

The next meeting will be January 25, 2016 at 7:00 PM.

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

With nothing further the meeting was adjourned at 7:52 PM.



Chuck Helmer, Chairperson