

## City of Buckley

### Planning Commission Minutes

January 25, 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.

**Beatty moved to approve the minutes of the December 7, 2015 Commission meeting. Hall seconded the motion and the motion carried.**

#### **Introduction of proposed Rainier Gateway subarea plan and design standards**

Thompson stated with us tonight is Britney Port from AHBL. AHBL is the company that is writing the subarea plan and design standards. Britney then did a slideshow presentation of the purpose of the project and the background of the previous planning that has gone into the sub area plans and design guidelines. She will also talk about the various plan elements including a proposed development plan and identify any future land uses for the sub area and design guidelines for the sub area. And will do a question and answer period at the end of the presentation. McPhail asked if there will be any other changes to the River Ave realignment. It was showed how it will be when it is completed. He is concerned about the trail being realigned to go out towards Highway 410. Discussion ensued. Hall stated he is going to walk it before the next meeting so he can visualize how it's going to be. There was also a discussion about the trail on the 112<sup>th</sup> Street crossing. Helmer stated he thinks the whole project is detrimental to the use of the trail, it detracts from downtown historical district, it's going try and draw the people away to the new buildings and new businesses. Hall stated he has spoken with his commercial team and they feel if the City could put a Farmer's Market in this area it would be a good public draw. Discussion ensued. Britney stated regarding the alignment of the trail, that isn't something they were involved in because the Engineering was already figured out prior to this, but the City does own the trail so they could realign it however they like. As far as the buildings being in the southern portion, due to the fact that there are several parcels that would need to be purchased, and the city already owns the other property, it would be easier for the City to market and develop it. Helmer stated again that the loss of open space is a commodity that cannot be recovered from. Harris stated she is in favor of putting businesses there. McPhail stated he is concerned about the carnival and where it would be located. Hall asked if we can send this plan to the Buckley Business owners and invite them to come talk to us. Thompson stated yes that would be a public hearing and she is hoping that the commission will look at this and make any modifications that you have. Hall stated he would like their input before we

start making any modifications. Beatty asked if this is something we could have a workshop. Thompson stated you can either have a workshop or open house. The commission decided they would like an open house. There was a brief discussion about parking on the plan. Helmer asked if there was anything proposed for what he would call the "middle gateway" between Jefferson and Park of the sub area plan. Britney stated no, they can look at the parcel next to the Post Office. Helmer asked if Britney will be able to attend the open house and do the same presentation as tonight. She said yes she could. Hall asked Britney if this was designed after some other place they had in mind. Britney stated no the main inspiration is from the work that the UW students did based on workshops and open houses that were held when the UW students did their studies. Helmer asked about setbacks within the sub plan area. It was mentioned that there would be a 0 setback similar to what is in downtown. Within the sub area plan, commercial would have a 0 setback but the residential above would have a 10 foot set back so there would be a balcony above the business.

It was decided to have the open house on March 7, 2016.

Helmer stated regarding the memo dated January 21, 2016 it shows three areas for design guidelines, what is the oval on the other side of Highway 410. Thompson stated what we have currently is a design standard map and everything that is red everything that needs to be modified. In the packet there are two maps one of the historical areas and one of the 410 corridors. These maps need to be altered to reflect the new areas of mixed use and commercial development. Helmer stated we have talked previously about the two corridors along 410 between the White River and the new proposed stop light and the new proposed stop light and Mundy Loss Road. What is the third area? Thompson stated everything that is in gold is a current area that needs to undergo design review. We don't know if this is too much or too little. Certain things are excluded but this is the design area that we need to look at and we need to add the sub area design standards. Thompson said she gave the Planning Commission a list of to do items for the design standards so we will add this to the agenda for the next meeting. Helmer stated let's add 19.50 and 19.51.

### **New/old business**

Helmer stated it has been discussed earlier about having guest speakers come in regarding different topics. Helmer stated a planner with the City of Sumner has been working with people with various planning entities that could come in and speak and one of the things it sounded like they had ready is someone that could come and speak to us about signs. Is this something we would want to commit to having him come speak to us? The commission agreed to this and Helmer will contact him.

The next meeting will be February 8, 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 8:22 PM.

A handwritten signature in cursive script, appearing to read "Chuck Helmer", written over a horizontal line.

Chuck Helmer, Chairperson