

## City of Buckley

### Planning Commission Minutes

October 24, 2016

Chairperson Helmer called meeting to order at 7:04 PM. The following members were present: Harris, Frame and McPhail. Beatty and Hall were absent and excused.

**Harris moved to approve the minutes of the October 10, 2016 Commission meetings. Frame seconded the motion and the motion carried.**

#### **General Commercial zone amendments**

Thompson stated in your packet there is a memo, moratoria ordinances, comprehensive plan issues to discuss, an abbreviated list of uses (commercial and some NMU), definitions of outdoor storage from other cities (we currently don't have a definition of outdoor storage or contractor yards) which seem to be connected, and the current code for the general commercial zone. We also have some changes that will be going through Council after our public hearing next month for lot coverage and setbacks. The issues for the both of the moratorium ordinances are basically the same. We have uses that don't give anything back to the City; they don't give us a good tax base and are not sightful uses. Thompson then went through all the information with the Commission. There was a lengthy discussion about retail uses. Helmer had concerns about only allowing retail on the highway because that then takes away from dentists, doctors, lawyers, accountants, etc. from being allowed to have highway frontage. There was a discussion about screening of contractor yards. Another issue that was discussed in the GC zone is if you have a main use that is permitted your outdoor storage can be accessory to it. Thompson would like to change that so that it would no longer be allowed. This could create a number of LI rezones because LI would allow this as a permitted use. This would affect RV sales and automobile sales; Helmer stated unless you add the word retail in there. The commission agreed to this. Thompson stated she will come up with some outdoor storage/contractor yard language and definition of retail display area.

#### **Anomaly ordinance review**

Thompson stated she made some additional modifications to the ordinance that is in the folder; she also added the material identification number from Commerce and issued SEPA on this. The public hearing will be November 21, 2016. In the ordinance the date is at the beginning of each section so we can go back to the minutes to see what we did if we need to. Thompson then went through the document with the Commission.

## Critical Areas ordinance review

Thompson stated she went to an Endangered Species Act workshop put on by FEMA and discovered things we needed to have and didn't know but our consultant is on board with the changes. There are a couple things she is still working on before we can go forward with the hearing. Thompson stated she would like to get these out to Commerce and get the SEPA done so we can get comments back and include them in the document if necessary before the public hearing. Discussion ensued.

## New/Old Business:

### Design Standards Update

Thompson stated there is nothing new on the design standards. Helmer asked exactly where is this sitting for action. Thompson stated the property of the southern portion of the gateway district needs to be drawn and with the construction almost done that is about ready to be done.

### Other Business

Helmer stated he would like to have a joint Council/Planning Commission workshop again. Thompson stated she will try to schedule this for February some time.

Frame asked about the Perkins Prairie development connecting with Mason, has it been discussed about the additional traffic on Mason and how it can be managed. Thompson stated that was part of the review for the subdivision, however at first the subdivision only had a half street because Cindy Maas was not going to sell, now that she has agreed to sell, this will be addressed on the next plat that comes through when Spruce will come all the way through to Mason.

The December 19, 2016 meeting will be cancelled.

**The next meeting will be November 7, 2016 at 7:00 PM.**

With nothing further the meeting was adjourned at 8:15 PM.



Chuck Helmer, Chairperson