

## City of Buckley

### Planning Commission Minutes

August 8, 2016

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

**Beatty moved to approve the minutes of the July 25, 2016 Commission meeting. Hall seconded the motion and the motion carried.**

#### Design Standards Update

Thompson stated the Council had a study session last Tuesday and presented all aspects of the plan. The consultant noted some typo's in the sub area plan so those are going to be fixed and then the Council will adopt this by resolution as early as possible. She is still working on the ordinance to get all the elements within the same ordinance. Beatty asked if there were any substantial changes and Thompson stated there were not. Helmer stated it has been addressed to the City Council as the Planning Commission has recommended but we are still waiting on the Attorney's input.

#### Code Anomalies

Thompson stated as discussed earlier she is creating an ordinance as we go, with all the sections we have discussed she has put the date so if we need to we can go back to those. She has two things to discuss tonight, one is the landscaping that refers to the Board of Adjustments which we need to remove because the Board of Adjustments is no longer. Discussion ensued, after discussion the commission agreed to remove Board of Adjustments.

The next topic is the zero (0) setbacks for the commercial zones. The problem with the zero setback is that it is misleading. There are no minimum setbacks in the GC and CC zones however the LI zone does have setback requirements and the P and S zones also have setbacks. Thompson then went over the hand out she provided to explain landscape buffers within the commercial zones. Discussion ensued regarding the zero setbacks as well as the coverage for commercial lots. Thompson stated she will try to find a medium sized lot and pretend it is a commercial lot to show lot coverage and the setbacks. Helmer brought up the zero setback issue and how that will work if you want to have outside eating or also restricting the sidewalks. Is the zero setback the right thing for pedestrian traffic flow? Discussion ensued.

Thompson stated the next topic for code anomalies will be open space.

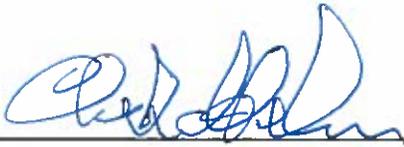
**New/Old Business**

Thompson stated as part of the Comprehensive Plan updated, we are supposed to be updating our Critical Areas ordinance. It is almost ready to come to the Planning Commission. AHBL has been working on this and have been addressing a few issues that are particular to Buckley. The Commission should have this within two weeks. There was a brief discussion about wetlands and the soils in the City.

Beatty stated she was thinking about her leave of absence and is hoping this isn't going to put the Commission in a bind because there may not be a quorum. Helmer stated we should be fine and if we have to cancel a meeting we will just have to do that.

**The next meeting will be August 22, 2016 at 7:00 PM.**

With nothing further the meeting was adjourned at 6:58 PM.



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Chuck Helmer, Chairperson