

City of Buckley
Planning Commission Minutes

March 16, 2015

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

Harris moved to approve the minutes of the February 23, 2015 Commission meeting as submitted. Hall seconded the motion and the motion carried.

Beatty moved to approve the minutes of the March 2, 2015 Commission meeting as submitted. Harris seconded the motion and the motion carried.

Park Element

Harris stated she was happy to see that some of the issues she was concerned with were addressed in the updated version. Harris stated she also appreciated the fact that the pictures were included that the Planning Commission developed at the meeting so it showed how we developed our plan. Schmidt stated the one thing that he just found out late this afternoon is the Engineer finally gave him all the cost estimates on the Capital projects so he started plugging them in and working on impact fee calculations. The one thing he noticed that he missed originally is that we never talked about soccer fields in any of the surveys, but there is a huge interest out there. We actually have the Plateau Soccer Association coming to the Council asking for fields, so he wanted to ask the Planning Commission to include Soccer fields into the sports fields of the park plan. Schmidt stated with the consensus of the Planning Commission he will add it in because the Park Plan is still in draft form and coming back to the Commission again, he will just include it in the next revision. Helmer stated one question he had on the DSHS sketch, is there adequate parking out there with all the fields that are proposed to be out there. Schmidt pointed out the parking areas on the sketch and it does allow for adequate parking. Thompson stated the next meeting will be a public hearing for the zoning map and then April 20th will be the public hearing for the Park Plan.

Harris moved to use the updated draft Park Plan including the soccer field information to present for a public hearing on April 20, 2015. Hall seconded the motion and the motion carried.

Zoning Review

Helmer stated that because of the question from the Council, he had asked Thompson to put together a couple comparisons so we can see the difference between what the Council is recommending on the property that we have designated as the "S" zone on the property down by the river over by the park area we have been talking about. The Council would like it to be zoned "P". Harris remembered specifically asking if that is sensitive and Thompson stated yes it is. Administrator Schmidt stated one or two of the Council's concerns had to do with the permitted uses in the zones as they are in the zoning code right now. If you look at the permitted use matrix under sensitive there are commercial uses allowed in the sensitive area where under the "P" zone they are not. So the council's concern or fear would be that someone could purchase Cascade Water Alliance's property or PSE's property and they can build a restaurant. Hall stated the "P" zone does allow commercial but the "S" looks more restrictive. Discussion ensued. Thompson stated she will also provide the information regarding the "P" and "S" zones to the Council. The other thing the Council had concerns about the 150 foot setback along the 410 corridor for design review. Schmidt stated they don't necessarily want to expand it but if someone were to develop in the back end and put the parking lot up front and it was fully exposed to the highway then they would be required to go through the design review process yet they would be visible. Schmidt stated him and Thompson offered an idea to the Council that they felt comfortable with and wanted to bring back to the Commission. And that is if that was the Planning Commissions intent, we would just modify the language on that design review area to included deeper properties if there was an unobstructed view to the buildings. Hall stated what is the purpose of putting in the 150 setback if we are just going to put some language in that says you might have to comply if you are deeper? Thompson stated there are two things we want to do with this; one was to allow anyone to rezone to LI if they wanted as long as they kept the front 150 feet as GC so only GC uses can go in, the second was to allow uses that are beyond the 150 feet (such as White River RV) still had to go through the process even though you can't see it. Helmer asked if increasing this to 200 feet would alleviate the problem. Schmidt stated what the fear is, that a developer will set their building back far enough to avoid having to comply with the design guidelines and then just put the parking in front. Schmidt stated the other way to alleviate the problem is create a front yard setback but require rear parking. Beatty asked if there was a way to offer incentives so that it is encouraging developers to do it. Hall stated one of his concerns is how wide will 410 be widened as some point. Schmidt stated we already have the plan and it is five lanes and there is already a 100 foot right of way through most of town. There was a brief discussion regarding the current design standards. Our current design standards basically state that you have to have earth tones. Hall stated he thinks if you are going to have a theme, you need to only have one. Schmidt stated in order to do a very restrictive set of guidelines that is themed based you have to have detailed architectural renderings and it is all "though shall". Helmer stated back to the 150 foot

setback what is the Commission's thoughts. Beatty stated she feels the 150 is sufficient, she understands the concern but she feels putting too many restrictions, even if it's not cost prohibitive, it scare some people away. Hall and Harris both stated that they agreed with Beatty. In conclusion, the Commission agreed to keep both of the recommendations they made with no changes.

New/Old Business

Schmidt had a suggestion that once the Commission gets through the Comp Plan and you've had a rest, take a look at the design guidelines and see what your thoughts are.

The next meeting will be April 6, 2015 at 7:00 PM

Harris moved to adjourn the meeting. Harris seconded the motion and the motion carried.

With nothing further the meeting was adjourned at 8:00 PM.



Chuck Helmer, Chairperson