

City of Buckley

Planning Commission Minutes

March 6, 2017

Co-Chairperson McPhail called meeting to order at 7:00 PM. The following members were present: Hall, Helmer, Frame, and Harris. Beatty was absent and excused.

Mel Garland, our new Planning Commission member was introduced to the Planning Commission and the members went through and introduced themselves to the new member.

Title 12 Public Hearing

The Public Hearing was opened at 7:07 PM.

Thompson stated this public hearing on Title 12 is the Comprehensive Plan critical areas ordinances reviews and corrections. We require an environmental review and we have received comments for agencies and FEMA. So the next step is this public hearing with the Planning Commission. After the hearing the Planning commission will consider all comments and revise the Ordinance draft and transmit the draft they recommend for approval to the City Council. Many of items in these drafts are required by the State. Thompson then went through the different sections of the ordinance and explained all the changes that have occurred with the Commission and audience.

With no comments from the public the public hearing was closed at 7:22 PM.

Helmer stated he had a couple comments, under 12.08, definitions, the definition hydrologic soil groups when we get to the end of the definition, we lined out Washington State wetland identification and delineation manual and have inserted the approved Federal wetland delineation manual. Thompson stated this is what the State has accepted. Helmer stated for consistency the definition for wetlands on page 23, there is a similar situation where the last sentence we line out the Washington State wetland identification and delineation manual but we don't put anything back, should the Federal wetland delineation manual be put in there? Thompson stated the State is very picky about the definition of wetlands and we have had that extra information in there but they don't want it there.

The other comment is on the staff report Section III Ordinance Information; (A) 1 (a), where it states "several terms within this section are specific to floods and may be moved to Chapter 12.11. Consideration should be given and then the items are listed. The only one he found

was structure and when structure is defined in section 12.08 everything there has to do with appears to be flood only so he is wondering if the definition should be moved to 12.11 or under the critical areas as a general definition. Thompson explained why it is written this way.

GC/LI zoning code amendments

Hall asked if any changes were made to this since it was sent to them via email. Thompson stated no she has not. Thompson stated the zoning uses chart on the left hand side lists the uses for the 150' commercial zone. After listening to the meeting last week she added (P) permitted into the one's she felt would be permitted based on the discussion. Hall had a question about apartment/hotel. The commission went through some of the uses and discussed whether or not they wanted them permitted and the definition of some that were questionable. Thompson stated the asterisk at the bottom of the page defines what the 150' restriction area is. Garland asked how the Commission came up with the 150' restriction. Helmer stated he would entertain the thought that we continue the 150' restriction beyond the intersection of SR165 all the way to the White River bridge. Thompson stated you have very small lots and you are mixing your zoning. Discussion ensued.

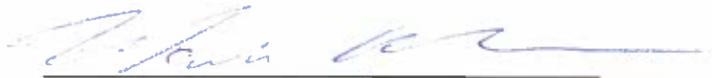
New/Old Business:

McPhail stated he sees a flyer for outdoor exercise information. Thompson stated this came in the mail with Helmer's name on it, it was decided to give this to the City Administrator rather than the planning Commission as it has to do with durable outdoor exercise equipment.

Helmer stated he did some research on pump tracks and found a website that was very helpful; he made a copy of information that has a whole bunch of links to everything you want to know about pump tracks. So far in Washington there are three, one in Leavenworth, one in Cashmere and one in the process in Poulsbo. Helmer will email the link and information to Thompson and she will forward it on the Commission. He also found out information on the liability issue that Beatty brought up at the last meeting. What he found is how the liability insurance is handled in the State of Washington. How he interpreted was if the pump track is operated by a profit or non-profit other than a municipality they have to provide their own insurance. If State of Washington passed an ordinance that allows cities to build and operated these tracks and as long as the city does not charge admission and it is open to anyone unrestricted and it is posted with warning signs to use at your own risk and competitions are not allowed, the city is as liability exempt as you can get.

The next meeting will be March 20, 2016 at 7:00 PM.

With nothing further the meeting was adjourned at 8:12 PM.



Mark McPhail, Co-Chairperson