

City of Buckley

Planning Commission Minutes

May 22, 2017

Chairperson McPhail called meeting to order at 7:00 PM. The following members were present: Helmer, Garland, Frame and Harris.

Thompson announced that Jim Hall has resigned from the Planning Commission effective May 16, 2017.

Harris moved to approve the minutes of the May 1, 2017 Commission meetings with corrections. Helmer stated he had another correction and that is on the bottom of the last page it says Co-Chairperson but should be Chairperson as there cannot be a Co-Chair. Frame seconded the motion and the motion carried.

GC/LI zoning code amendments Public Hearing

Thompson presented the information for the GC/LI zoning code public hearing to the Commission and public. This has been an ongoing discussion with the Commission for the past eight months. Helmer had a question about page 2 of 16 under terrain and vegetation, paragraph 3 (b)(i), it says infiltration cannot be used as a drainage technique in Buckley. Is it that it cannot be used or that it is not reliably able to be used? Thompson stated according the City Engineer it cannot be used. Helmer also asked regarding paragraph 4(c)(iii), it says educational services in the GC zone, we don't have a category for educational services but we do have a category for fraternal organizations. Thompson stated this is the use category from the County, in our review we are using the assessor's records as part of the analysis and their categories are as they appear in the county records. Discussion ensued. There are some changes that need to be made to the staff recommendation to the City Council and that will be discussed at the next meeting.

The Public Hearing was opened at 7:29 PM.

There was no public present.

The Public Hearing was closed at 7:29 PM.

Low Impact Development zoning code amendments Public Hearing

Thompson presented the information for the low impact development zoning code amendments public hearing. This ordinance will affect all new developments and has 10

amendments. There was a brief discussion regarding street trees; removing, replacing and maintenance.

The Public Hearing was opened at 7:46 PM.

There was no public present.

The Public Hearing was closed at 7:46 PM.

Marijuana – Setback reduction

Thompson stated at the last meeting, it was requested for a distance estimate and she was able to create buffers around the two parcels that have retail establishments. There is 100, 200, 300, 400, 500, 600, 800, 1,000 and 1,200 foot buffers so this will give the Commission and idea with the parcels that are affected. The 1,000 foot buffer cannot be changed for elementary or secondary schools or playgrounds but can be changed for recreation center or facility, child care center, public park, public transit center, library or any game arcade where admission is not restricted to persons age 21 or older. In the definitions from the State, trails are not included in public parks. There was communication from the City Administrator regarding the renewal of marijuana businesses that was included in the packet. There is a disconnect in the code that needs to be fixed, new uses need to be aware of the marijuana facility or we need to restrict these uses being near marijuana facilities. Harris stated she would be fine with reducing all the ones we can reduce, but if we change the language slightly to put something about previous existing established businesses. Helmer stated the emergency moratorium was passed on erroneous information but it has to be dealt with first by us and then by the Council. He is wondering if the Commission thoughts should go towards just not making any recommendation on the 1,000 feet and then let the Council decide if they want to go with a lesser restriction. Frame stated he agrees and just leave it all at 1,000 feet. Garland stated he doesn't really see any action to change it. Helmer stated the whole marijuana thing has been a large learning curve. Thompson asked if the Commission wanted to draft an ordinance with no changes for a public hearing or do you want to draft an ordinance that adds language to the use table that says these particular uses must be 1,000 feet away from a facility. Garland stated he is not in favor of drafting any ordinance and recommend to the Council that they let the moratorium expire. Harris asked if that will solve it. Thompson stated there is still a code disconnect that needs to be repaired so she will talk to the City Administrator and City Attorney and find out. Discussion ensued. Thompson stated she will bring back more information to the next meeting.

New/Old Business:

Helmer asked on the GC / LI are there any issues we are still dealing with that the Attorney or anyone else needs to review? Thompson stated she wants to make sure that the language describing the sub area is adequate.

Helmer asked about the Low Impact Development. Thompson stated that is good. **Helmer moved to forward our recommendation for approval to the City Council for the Low Impact Development zoning code amendments. Garland seconded the motion and the motion carried.**

Frame stated during the summer he will be gone for the July and August meetings, before he was appointed he spoke with the Mayor about this.

The next meeting will be June 5, 2017 at 7:00 PM.

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



Mark McPhail, Chairperson