

City of Buckley

Planning Commission Minutes

February 8, 2016

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

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

Design Standards review: Historic District

Helmer stated this is a district that the City formed a subcommittee of three Council members called the Design Review Committee that reviews major and minor exterior remodels and new construction for the appearance. At the same time they formed the 410 corridor guidelines. The Commission then looked at where the Historic areas are and whether or not to include or delete any of the areas based on the Historic District guidelines map. They decided to include the Rainier Health Clinic, River Ave from Del's to Park Ave and the parking lot behind the businesses on the north side of Main Street to the Gazebo. Discussion ensued. Hall asked what are we trying to accomplish, are we trying to accomplish the old historic downtown central business district and then anything that randomly happens to pop up, on A Street then they have to follow these design standards. How burdensome are the design standards. Thompson wanted to take a look at the map first. Hall stated he can't discuss the map without understanding the premise. Thompson stated the suggestion is to reduce the severity for clients. Thompson stated there are currently 10 standards; Hall asked what those ten are. Thompson stated those will be discussed when they get into the guidelines. Thompson stated the zones in the Historical District include Historic Commercial, NMU and Public. The question is do we want to treat them equally and usually we don't. After discussion tonight, we want to create a feeling but not an onerous tasking in the NMU zone. A lengthy discussion ensued going through some of the standards. Thompson will forward the information discussed to the commission as soon as she gets it done.

New/old business

Thompson stated that the Council will talk tomorrow night about the additional staffing from AHBL and the recommendation from staff is that it not be approved. Helmer stated his thoughts on this are at this time we don't need anything done until we get further into the Gateway corridor. The Gateway is a significant creation where the 410 corridor and

Historical district are already in place and we are just fine tuning it. The Gateway affects a lot of property owners besides the City that owns the majority. He would like to reserve the possibility that we will want to have some type of open house and not necessarily needing AHBL support. He hopes by then the commission will understand what the Gateway proposal is and how solid it is, and he hopes there is a plan of action of how they are going to accomplish everything such as the street alignments, property acquisitions, etc. Right now we are being asked to create a district that doesn't exist. Thompson stated the creation was already done by AHBL and the UW students. The Council gave the consultants' all the work that the students did in both sessions in 2005 and 2013 and then AHBL developed the sub area plan from that information.

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

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

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



Chuck Helmer, Chairperson