

## City of Buckley

### Planning Commission Minutes

May 2, 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.

Harris moved to approve the minutes of the April 18, 2016 Commission meeting. Beatty seconded the motion. Helmer stated there is one typo in the first paragraph; it should be present instead of preset. The motion then carried.

#### Presentation of historic buildings in Buckley

Jean Contreras and Martha Olsen from the Foothills Historical Society did a slide show presentation of all the historical buildings downtown. They showed what the buildings looked like a long time ago, several years ago and what they look like now. There was brief discussion about colors for the buildings. Jean stated there are several paint companies that actually have paint chips that provide the colors and how to accent with the colors.

#### Design Standards

Helmer stated he sees in the last meeting minutes that the Public Hearing date has been set for June 6, 2016 yet on the agenda it states that we need to set the hearing date. Thompson stated the agenda is wrong and the date has been set for June 6, 2016. Helmer stated he is concerned whether or not the commission will be ready for this. Harris stated she feels we will be ready for it. Helmer asked for clarification if the hearing was going to include the Historic District, the 410 District and the Rainier Gateway Sub Area. He would like to take each one and check with each Commission member that they are comfortable with what we currently have. Discussion ensued. Thompson had a couple questions for the commission on the gateway sub area. Regarding Chapter 3 there is a new section which speaks to the NMU and commercial development within that NMU. She is not quite sure where to put this new section. Beatty stated should it be at the beginning after Section 4 under Miscellaneous Commercial Buildings. The Commission agreed to this. Thompson stated the difference between the requirements in the Rainier Gateway and the rest of the design standards is because we own this land and we can require whatever we want. Helmer stated with that thought in mind are we making it easier for city property to be developed over other property that is being developed. Thompson stated is some ways yes but in other ways no. Helmer stated this is something that could be brought up at the Public Hearing.

Helmer stated going back the Historic District it is the consensus that our design guidelines are ready to go to public hearing. The 410 corridor, do we have its parameters and properties

firm in everyone's mind to what we will be presenting, along with the corridor of view. It was the consensus to go forward with what we have. So the Rainier Gateway District is really what we need to make sure we are comfortable with. Each member on the Commission gave their comments about this. After discussion the Commission was in consensus that the documents are ready for Public Hearing on June 6<sup>th</sup>.

### **New/Old Business**

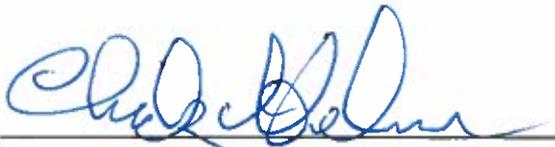
Helmer stated one thing he talked with Kathy about that need to be done is Anomalies. This is basically an ongoing item. He suggests that we put these Anomalies together in a priority and have them as a line and show which Ordinances need to be corrected after we do the Anomaly correction and then vote on those, then Kathy can group some together for one public hearing on ordinance changes. Kathy stated we will start with flag lots.

Another thing that needs to be looked at is tiny houses and getting regulations for them. Helmer asked what the regulations are for adding a second housing unit to be renting out. Thompson stated we do have an accessory dwelling unit which allows for an ADU either in their home or on their property. Discussion ensued. There was a brief discussion about the tiny homes, vacant lots and RV parks.

**The next meeting will be May 16, 2016 at 7:00 PM.**

**Hall moved to adjourn the meeting. Beatty seconded the motion and the motion carried.**

With nothing further the meeting was adjourned at 8:10 PM.



Chuck Helmer, Chairperson