

City of Buckley

Planning Commission Minutes

June 6, 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 May 16, 2016 Commission meeting. Hall seconded the motion and the motion carried.

Design Standards – Public Hearing

Helmer opened the public hearing at 7:02 PM on the Design standards for the Commercial sub areas, the way we will do this is discuss the Historical District and the 410 Corridor first and then discuss the new sub area the Gateway District

Thompson stated the purpose of the hearing is to add a sub area (Gateway District) to the Design Guidelines and write regulations for this sub area and to create a document with all three design area districts, the Historic District, 410 Corridor and Gateway District.

Thompson then gave a brief overview of what the Planning Commission has been discussing for the past several meetings with the Historic District and 410 Corridor.

Brad Medrud, Planning Project Manager for AHBL, is here tonight to present the Gateway District. Medrud gave an overview of the Gateway District and how it was formed with public workshops and hearings.

Mark Thompson, 597 Mountain View Ave, wanted to know if there was any estimation of the amount of bicycle traffic being accommodated on the trail and if the trail is designed for future capacity for that trail. Mr. Medrud stated he does feel there is enough flexibility with the corridor right now that it will allow for expansion of the trail.

The Public Hearing was closed at 7:40 PM.

McPhail has concerns regarding shipping and receiving and garbage containment in the back areas of the business within the Gateway District. Medrud stated there are 10 foot setbacks on the sides of each building that will provide access to the buildings.

Harris stated she is seeing open space and really like this and wants to know if that will stay open space? Medrud stated that is the intent of the plan.

Helmer stated he realizes this is a concept that has been discussed over a period of time his concern is how to get people onto Main instead of getting people off of Highway #410 and putting them on River Ave. He doesn't think this will help any of the businesses on Main Street. This plan is just a crap shoot, for all we know 5-8 years from now and we address the Comprehensive Plan again this may all change again. His other concern about the Gateway District is the loss of open space which goes against our Comprehensive Plan. He doesn't like the trail alignment and is concerned with the off street parking. A comment was made that the Gateway has been changed from the Main/410 intersection to River/SR165/410 Intersection and that the Foothills Trail has become the new Main Street of Buckley and he doesn't agree with that. Medrud stated regarding the front zero setbacks, if amenities are going to be provided up front such as seating, landscaping, etc. there would then be a 10 foot setback, in no amenities are provided they can have a zero setback so they can choose. One of the things they struggled with was emphasizing Main Street from Highway #410. One thing that was discussed was the re-alignment of Main Street and he feels that would be the best alternative to connect Main Street and the Gateway District.

McPhail wanted to know if they had left space for the Carnival. Medrud stated he would need to know where the Carnival is located.

Helmer stated he felt the Planning Commission was fairly of blindsided by this design guideline that was put together by AHBL on the Gateway District. For something that will be such an impact on the City and how the residents use the City property, it always works better when people are involved. Helmer stated for the record he will vote for what we did on the Historical District and the 410 Corridor but does not feel comfortable voting for the Gateway District.

New/Old Business

Helmer stated we still have Flag Lots to discuss. Thompson stated she has a list of anomalies but has not had a chance to concentrate on those yet.

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

With nothing further the meeting was adjourned at 8:05 PM.



Chuck Helmer, Chairperson