

City of Buckley

Planning Commission Minutes

August 22, 2016

Vice – Chairperson Harris called meeting to order at 7:08 PM. The following members were present: Hall, and McPhail. Helmer and Beatty were absent and excused. Also in attendance was City Planner Thompson.

Harris introduced our new Planning Commission member Joe Frame and welcomed him to the Planning Commission. Frame gave a brief overview of why he has joined the Planning Commission and everyone else introduced themselves to Mr. Frame.

Hall moved to approve the minutes of the August 8, 2016 Commission meeting. McPhail seconded the motion and the motion carried.

Critical areas ordinance update

Thompson stated Lisa Klein from AHBL will be here at the next meeting to explain what has been done. Thompson sent all of the chapters for the Planning Commission to review; all the red lines in the chapters are where the changes have been made. She explained to the Commission about the different documents that were sent to the Commission for review. This is for the regulatory reform of the Comprehensive Plan update. The State just passed down to us new regulations so there is a possibility that it may change what has been worked on for the past two years. If that is the case, the meeting may not be held on September 12, 2016. Discussion ensued.

Code Anomalies

Site Plan review applicability:

Thompson stated in 2013 we recommended to the City Council, approval of a document that has a hitch but we didn't realize it until this year. The initial desire was to remove the need for site plan review for all commercial or multi-family building permits and was forwarded to the hearing examiner so we wanted to reduce that and have it only for new development. There was some language missing and needs to be corrected. What it should read is something like "if you need a building permit and it is not SEPA exempt and it changes and/or increases the effect or impact of that development on the land for the city". That way we can review for traffic, design, drainage, etc. So we need to come up with language that addresses this and put it back in the ordinance. Discussion ensued. Kathy will work on the language and give it to the Planning Commission at a future meeting.

Etc:

Thompson stated during the economic downturn in 2008 the State legislature changed the subdivision deadline or recording of preliminary plat. It was 5 years and they changed it to 7 years. There is a one year extension. Those applicants can apply for. We currently have two plats one that is under construction that will die soon and one that is construction ready and only had a couple more years until it dies. The City would like to change the extension to two years instead of one year. Discussion ensued. **Hall moved to recommend to the City Council to change the extension from 12 months to 24 months. McPhail seconded the motion and the motion carried.** Thompson stated she will add this to the anomaly ordinance to have a public hearing held on.

The other thing that is in the packet is the continuation of commercial lot coverage and setbacks. The commission wanted pictures and averages so she provided this to the Commission. Discussion ensued. Hall stated because he won't be at the next meeting, he suggested using 90% lot coverage.

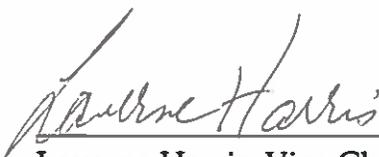
New/Old Business

Design Standards update: Thompson stated the sub area plan will be adopted first and she needs to write a resolution for this.

Agenda items for next meeting: The only thing that will be on the agenda for the next meeting is the presentation from AHBL on the Critical Areas Ordinance.

The next meeting will be September 12, 2016 at 7:00 PM.

With nothing further the meeting was adjourned at 8:07 PM.



Laverne Harris, Vice-Chairperson