

## City of Buckley

### Planning Commission Minutes

January 13, 2020

McPhail called meeting to order at 7:00 PM. The following members were present: Garland, Griffin, and Harris. Also in attendance were City Planner Leticia Wallgren and Planning Assistant Evan Lewis.

**Harris moved to approve the minutes of the November 18, 2019 Planning Commission meeting.**

**Griffin seconded the motion and the motion carried.**

#### **Landscaping Code Amendments**

- a) Consideration of suggested amendments to BMC 19.29 RE: landscape buffer flexibility, among other possible changes.**

Lewis gave a brief overview of the Landscaping Code Amendments. Why this is on the agenda is we need to get the ball rolling on this. This will probably be the first of many discussions on this. Because of the interest with Commercial Development, we need to update the landscaping code. As a couple commercial developments were done in the past year, there were some barriers and things that were discovered in the code. Tonight we would just like to go over some of the issues that were discovered and where we should take this from here. Lewis then went through the issues with the Commission. Garland stated he is opposed to buffers in residential areas even in multi-family areas because they become high crime areas, trash collectors and vagrant collection points. While it is aesthetically pleasing, socially pleasing it is not. Wallgren stated to be clear this is not much different than what is already required; however, we also have an administrative variance that can take things like this into consideration.

#### **Zoning Code Text Amendment Request**

- a) Consideration of a new request in increase townhome density allowed by code**

Lewis stated the Planning Department received an application from Hosford Construction to allow town houses on 2,150 sq. ft. lots in all zones that allow town homes. Zoning Code Text Amendments does require a public hearing before the Planning Commission with a recommendation to the City Council. This does require public noticing. Lewis gave a definition of Town homes from our code. Lewis then gave the Planning Commission the information that our code currently allows for town homes and what zones they are allowed

in. The request will increase the max density for town homes of 20 units per acre. Harris had a question about also having to change the setbacks? Wouldn't the fire department have some concerns on this? Wallgren stated when we go through this process; all the departments will comment and decide whether or not this would be allowed.

Josh Hosford, Hosford Construction, the applicant handed out some examples of town home developments and gave a brief overview of the projects that he had provided to the Commission. They are currently more focused on the NMU zoned properties but would love to have the R-6000 and R-8000 zones changed as well. Discussion ensued with the Planning Commission and applicant. Garland stated he thinks he could support this but it would have to be conditioned with some sort of accommodation for open space and recreation that would be required on the development itself not across the street and also parking allowance. Before he could vote on this he would have to see a specific proposal from staff. Wallgren stated so we are talking about design standards as well. The Commission agreed with that and that if this change is done it needs to be a good living environment for the people moving here and for those that currently live here. Wallgren suggesting getting some draft language done and bring that to the Planning Commission.

### **Tiny Homes**

- a) **Review legal interpretation from the City Attorney**
- b) **Consider potential moratorium and next steps for tiny homes standards and guidelines**

Lewis stated we are suggesting taking this off the agenda for tonight and discussing it at a later meeting.

### **New/Old Business**

Lewis stated these are priority issues for the early this year.

- a) **Design review process revisions** – There are more discussions about what the design review process will be. Wallgren stated the Mayor has asked that the Planning Commission take on all the Design review applications with a recommendation to the Council.
- b) **Design guidelines enforceability – legal interpretation**
- c) **Sign code update** – Lewis stated he doesn't have a current update. The Planning Consultant has been working on this. This should be on the agenda later this year
- d) **Title 18 – Subdivision Code Updates** – Mel has done a lot of work in the last few weeks on those updates. This may or may not be ready for the next meeting.
- e) **Title 20 Updates** – Lewis stated he and Wallgren have a list of anomalies and hopefully will be able to take care of this once a year.

- f) **Future Planning Commission meetings sequence** – Lewis stated typically we meet the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of every month. The reason it is changed this month is because of the Holiday. Lewis asked if the Planning Commission wanted to get it back in sequence or leave it with the current sequence. February also has a holiday on the 3<sup>rd</sup> Monday. Discussion ensued. It was decided that we will continue the current sequence until the end of March going back to the 1<sup>st</sup> and 3<sup>rd</sup> Monday sequence starting April 6, 2020.

**Next meeting agenda items (1-27-20)**

- a) **Election or reelection of Planning Commission Chair and Vice Chair**
- b) **Likely 2 design reviews**
- c) **Zoning Code Text Amendment – continue discussion**
- d) **Landscaping Code updates – continue discussion**
- e) **Title 18 – Subdivision updates**

The next meeting will be January 27, 2020 at 7:00 PM.

With nothing further the meeting was adjourned at 8:33 PM.



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Mark McPhail, Chairperson