

**City of Buckley**

**Planning Commission Minutes**

**October 19, 2020**

McPhail called meeting to order at 7:00 PM. The following members were present: Garland, Griffin, O'Neill, Viren, and Yonan. Also in attendance were City Planner Leticia Wallgren and Associate Planner Evan Lewis.

**Garland moved to approve the minutes of the October 5, 2020 Planning Commission meeting. O'Neill seconded the motion. After roll call vote the motion carried.**

**Public Hearing: Updated Landscaping Code**

Lewis gave an overview of the Landscaping Code and presented slides that were also presented at the City Council Study Session.

**The Public Hearing was opened at 7:28 PM.**

Lewis stated there was written comment that came in late this afternoon from Master Builders Association. Lewis presented that comment letter on the screen.

Garland stated he would like to see another sentence under significant trees regarding dangerous trees and having permission from the Planning Director prior to removal.

**The Public Hearing was closed at 7:34 PM.**

Lewis stated there was an update there was language added that all landscaping shall be planted in consideration of public safety, health and welfare and there was some discretion provided to allow the Planning Director to increase, decrease or modify based on the safety, health and welfare of the public. Discussion ensued. Lewis added some specific language regarding dangerous trees and getting approval prior to removal.

Lewis stated that staff's recommendation to approve the updated landscaping code with the staff recommended final changes regarding using assessed value for determining which improvements and remodels trigger the need for landscaping code as well as the addition to

the language regarding dangerous trees. **Garland moved to forward the most current Landscaping Code including the changes discussed and made tonight to the City Council for their consideration and approval. O'Neill seconded the motion and the motion carried.**

#### **Design Review #1: Police Department Roof**

Lewis stated this design review is for the Police Department at 146 Cedar Street to change the current flat roof to a pitched roof. They are asking for approval of all the grey colors provided in case the one they prefer (Slate Grey) doesn't match well this way they would not have to come back if they decided the slate grey wasn't going to work. **Garland move to approve the Design Review for the Police Department roof and gables based on the conditions in the staff report using any of the grey colors that were presented. Viren second the motion and the motion carried.**

#### **Design Review #2: Update on 28301 112<sup>th</sup> St E windows**

Lewis stated the Planning Commission recommended for approval this design review for Mountain Man LLC and the City Council approved it at last week's meeting. In their original design review, they only wanted a deviation from our 410 guidelines so they could have sliding windows on the second floor. Sliding windows are not allowed in the 410 District. That required Council approval. After the Council meeting, they came back and amended their request to have more windows as sliding windows. It is a marginal change, so staff is recommending approval. **Garland moved to approve the revision to the Design Review application for Mountain Man LLC as presented and recommend approval to the City Council. Griffin seconded the motion and the motion carried.**

#### **Comprehensive Plan Update**

Lewis stated there are two elements that we were going to discuss tonight but we can discuss at the next meeting. One was the reviewing the updated timeline and posing some questions for the Planning Commission to think about which can be an email. The second thing is planting the seed for the 2021 Comprehensive Plan Amendment docket that we would have to put out a public notice for by the end of the year and that docket would have to be filled out in the late winter next year. Now is a good time to start thinking about that so we can get back in the practice of doing annual Comprehensive Plan Amendments.

#### **New/Old Business – Updates, Calendar & Deadlines**

Lewis stated for the rest of the year the priority will be flushing out the work plan for the 2024 Comp Plan Update and 2021 docket. Code Anomalies will be punted until early next year.

Lewis asked if the Planning Commission wants to meet on December 21, 2020 or cancel that meeting. The Planning Commission agreed to cancel it.

The next meeting will be November 2, 2020 at 7:00 PM.

With nothing further, the meeting was adjourned at 8:04 PM.

*Mel Garland Vice Chair*

Mark McPhail, Chairperson

*approved via remote meeting*