

City of Buckley

Planning Commission Minutes

February 24, 2020

McPhail called meeting to order at 7:02 PM. The following members were present: Garland, Griffin and Harris. Also in attendance were City Planner Leticia Wallgren and Associate Planner Evan Lewis.

Harris moved to approve the minutes of the February 10, 2020 Planning Commission meeting. Griffin seconded the motion and the motion carried.

Title 18 Subdivisions

a) Review complete updated draft

Lewis went through the draft Subdivision code with the Planning Commission. Lewis thanked Garland for all his hard work on this. Discussion ensued on the changes brought forward. Lewis will make all the changes as discussed and forward a clean copy to the Commission for review.

Landscaping Code Updates

a) Review and discuss first seven sections of proposed new landscaping code

The reason we are looking at the updating the landscaping code is our current landscaping guidelines are arbitrarily specific in areas where it is not necessary. They are pretty inflexible for applicants and also for the city as to how they are interpreted. It has excessive focus with buffers within zones instead of buffer between different zones. It is inadequately organized and lacks elements that are commonly found in other municipal landscaping codes. There have been several projects that have allowed us to see these patterns emerge of what types of hang ups there are. Lewis then went through sections 1-7 with the Commission and discussed and made changes as appropriate.

New/Old Business – Updates, Calendar & Deadlines

Lewis went through the calendar with the Commission and this will be calendar format for every meeting going forward.

- ##### **a) Cottage Housing code updates for setbacks and parking – This discussion was requested by the Fire Chief because of an incident that they encountered during a call.**

- b) **Administrative Variance Code** – This code was based on several cities and we are on track for a May 4, 2020 public hearing. If we need an additional meeting for this that would then push the public hearing out to the next meeting.
- c) **Design review process code updates** – This has been submitted to the Dept of Commerce and the notice for that hearing will go out next month for a hearing on April 6, 2020.
- d) **Zoning Code Text Amendment/Multifamily Guidelines** – The Commission will see a draft for that before the next meeting. Lewis stated we currently have 2 pre-apps in for town home developments.
- e) **2023 Comprehensive Plan Updates** – we will be starting to discuss this at the last meeting in March or the first meeting in April.
- f) **Sign code update** – Nothing new to report on this.
- g) **Title 20 Updates** – Nothing new to report on this.
- h) **Tiny Home Design Guidelines** – Nothing new to report on this.

Next meeting agenda items (3/9/2020)

- a) **Zoning Code Text Amendment & Multifamily Guidelines**
- b) **Title 18 Subdivision Updates**
- c) **Landscaping Code updates (another 2-3 sections)**
- d) **Administrative Variance Code review and finalize**

The next meeting will be March 9, 2020 at 7:00 PM.

With nothing further the meeting was adjourned at 8:16 PM.



Mark McPhail, Chairperson