

City of Buckley

Planning Commission Minutes

May 18, 2020

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

Harris moved to approve the minutes of the May 4, 2020 Planning Commission meeting. Yonan seconded the motion. After roll call vote the motion carried.

Zoning Code Text Amendment and Multifamily Design Guidelines

Lewis recapped with the Commission that this stemmed from a request last year to allow our code to increase the allowed density for all zones that allow townhomes specifically in all the zones that allow townhomes. Wallgren asked the commission for clarification if they wanted this high of a density in the R-8000 zone which is intended for lower density residential. Wallgren stated in her professional opinion she thinks townhomes with 2,150 sq. ft. lots is appropriate in the HDR, NMU and some places in the R-6,000. Harris stated she agrees with Wallgren that if there are places in other zones for this high of density it should stay out of R-8,000. McPhail agrees as well. Wallgren stated the Zoning Code Text Amendment is something that the Commission can consider independent of what the actual request is, so it is the Planning Commission's call to evaluate the impacts of high density development in areas that are intended to be lower density. Discussion ensued. The Planning Commission would like some time to consider this so can be discussed at the next meeting. Lewis stated this will also require a Comprehensive Plan Amendment which will need to be done prior to the Zoning Code Amendment. Lewis then went over the rest of the document with the Commission. Lewis stated this has already been sent to the Department of Commerce for their review so we will make the changes and send this out to the Commission again.

Landscaping Code Update

Lewis stated the last time the Planning Commission looked at this was March 9, 2020. Lewis went over with the Commission some items that had been discussed that the Commission had some concerns about so they took it back and made some changes. Because there have

been so many changes he would like to review the entire document with the Planning Commission again. Lewis then went through the document with the Commission.

New/Old Business – Updates, Calendar & Deadlines

- a) Review Planning Commission calendar for upcoming Planning Commission work and anticipated hearings**

Lewis stated we will have the study session on June 2 with the Council. We will send out the Subdivision Code by Wednesday of this week to the Council so they have plenty of time to review it so if the Commission has any other comments please get them to Lewis by Tuesday. Lewis thanked Garland for volunteering to be the spokesperson for the Planning Commission at the study session. All Planning Commission members are welcome as well and encouraged to come. Lewis stated he would like to send the Landscaping Code to Commerce by May 29, 2020 so if any of the Commission members have significant issues please let him know. The Public Hearing is scheduled for August 3rd so we still have time if there are significant changes we have the time to get it to Commerce if it doesn't go by May 29, 2020.

Next meeting agenda items (5/18/2020)

- a) 2-3 Minor Design Review proposals**
- b) Zoning Code Text Amendment and Multifamily Design Guidelines**
- c) Landscaping Code Updates**

The next meeting will be June 1, 2020 at 7:00 PM, which we are hoping will be in person again.

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

Mark McPhail

Approved via remote meeting

Mark McPhail, Chairperson