

City of Buckley

Planning Commission Minutes

May 3, 2021

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

McPhail moved to approve the minutes of the April 19, 2021 Planning Commission meeting. O'Neill seconded the motion. After roll call vote the motion carried.

Public Hearing #1 – Zoning Code Text Amendment request for single family detached condominiums and related performance standards.

Lewis gave an overview of the staff report along with some small changes that were made.

The public hearing was closed at 7:15 PM.

Phil Kitzes the applicant is here to answer any questions.
There was no public comment.

Garland closed the public hearing at 7:18 PM.

Garland had a question about the 3,500 sq. ft. lot sizes allowed in all zones for condominiums. The Planning Commission discussed this previously that they did not want that high of density in the R-8,000 and R-20,000 zones. Lewis clarified that the 3,500 sq. ft. lot size would only be for NMU, all other residential zones would be the same as the single-family sq. ft. requirements with each zone. Lewis added a condition of approval to the clarify this. **Griffin moved to forward the zoning code text amendment to City Council with a recommendation of approval based on the staff report with conditions of approval. O'Neill seconded the motion and after roll call vote the motion carried.**

Public Hearing #2 – Correction of BMC title 19 and Title 20 code anomalies

Lewis gave an overview of the staff report and went through a few changes that were recommended by the City Attorney for clarification.

The Public Hearing was opened at 7:45 PM.

There was no public comment.

The Public Hearing was closed at 7:45 PM

Garland had a question in mixed use isn't it true that there could be multiple owners on an individual lot, and if so, they would not have the luxury of having an owner tenant. Discussion ensued. Lewis added a footnote to this to clarify.

Griffin moved to forward the Code Anomalies to City Council with recommendation of approval based on the staff report & changes made and discussed. Viren seconded the motion and after roll call vote the motion carried.

Public Hearing #3 – Public Participation Plan for 2024 Comprehensive Plan Update
Lewis gave an overview of the plan, there were only a couple minor changes.

The Public Hearing was opened at 7:50 PM.

There was no public comment.

The Public Hearing was closed at 7:50 PM.

McPhail moved to forward the Public Participation Plan for the 2024 Comp Plan Updated to the City Council with a recommendation of approval. O'Neill seconded the motion and after roll call vote the motion carried.

Design Review – Proposed Starbucks at 29290 Highway #410

McPhail stated due to possible conflict of interest, he will be recusing himself from the vote on this. Lewis gave an overview of the staff report. They have requested 2 deviations from the code and those are the roof pitch and sliding windows, both of which the staff is recommending approval. **Griffin moved to approve the conclusions and recommendations and conditions for design and sign review as well as the conclusions for design review deviation requests and forward a recommendation to the City Council for approval. O'Neill seconded the motion and after roll call vote the motion carried.**

Year 2044 Growth Targets

Lewis gave an overview and preview of the 2044 population and housing growth targets that they will be discussing with Council tomorrow night.

New/Old Business – Updates, Calendar & Deadlines

The next things on the agenda will be the sign code, food truck codes and the Comprehensive Plan surveys and the Downtown Revitalization discussion.

Lewis stated that Commission member Alisha Yonan has put in her resignation from the Commission, if anyone knows of anybody that would be interested in serving on the Commission, please let them know there are vacancies.

With nothing further, the meeting was adjourned at 8:30 PM.



Mel Garland, Chairperson