

## City of Buckley

### Planning Commission Minutes

June 1, 2020

Garland called meeting to order at 7:04 PM. The following members were present: Garland, Harris and Griffin. McPhail joined at 7:10 PM. Yonan 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 18, 2020 Planning Commission meeting. Griffin seconded the motion. After roll call vote the motion carried.**

#### **Minor Design Review – Rock Paper Games Signs**

Lewis gave an overview to the Commission on what was discussed at the Community Services meeting. The Community Services committee has recommended approval with conditions as listed in the staff report. There was discussion about not having the exact replica of what they want to eventually put up for signage. McPhail asked if we can give them a temporary waiver. Wallgren stated there is nothing in the code to allow this.

Garland asked if the applicant has given a timeline as to when he would have the permanent signage ready. Lewis stated there is a copyright issue they are dealing with. **Garland moved to approve the Design Review and Sign permit for Rock Paper Games as presented. Griffin seconded the motion and after roll call the motion carried.**

#### **Landscaping Code Update**

Lewis went through the rest of the Landscaping Code and discussed any changes and made those as agreed upon with the Commission. Garland stated he does not think buffers should be required in residential zones. Harris agreed and thought this had already been discussed and should be removed as previously decided. Lewis stated if the Commission was comfortable enough with sending this off to the Department of Commerce to get the 60 day comment period started. Lewis stated he will make the correction and send out another copy for review. If everyone could please do one last review of it before the next meeting for final discussion.

### **Zoning Code Text Amendment and Multifamily Design Guidelines**

Lewis stated this has been completely reformed based on all the Planning Commission discussion with more drawings added to the document to give some extra ideas. Harris stated she doesn't like the sketches under the windows section. Lewis stated he would remove the sketches. Lewis stated we are planning on taking this to Public Hearing for July 6, 2020 so if the Planning Commission wants to revisit this we will need to do that at the June 15, 2020 meeting. One more discussion is regarding the density for the Zoning Code Text Amendment, the applicant has asked that the minimum lot area for all zones that allow town homes which is NMU, HDR, R-6,000 and R-8,000 reduce the lot area to 2,150 sq. ft. per unit for each of those zones. This is very close to what is currently in the NMU and HDR zones, but in a more significant R-8,000. Lewis asked if the Commission would be in favor of a stepped approach for the zones. Garland stated he feels very strongly in the R-8,000 that there shouldn't be a reduction at all and it should be 2,150 for R-6,000. Discussion ensued. The Commission agreed that there should not be a reduction in R-8,000. This would be a recommendation from the Commission to the Council. We will bring this to the next meeting in a form of an Ordinance.

### **Subdivision Code**

Lewis stated this will be going to the Council Study Session tomorrow and he thanked Garland for volunteering to represent the Planning Commission at this meeting. There were two more items that he found when doing the final review that he would like to discuss with the Planning Commission tonight before it goes to the Study Session. Discussion ensued and the questions were answered and changes made as needed.

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

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

The Design Review Process Update and Subdivision Code will be June 15, 2020; Zoning Code Text Amendment and Multi-family Guidelines is scheduled for July 6, 2020; Administrative Variance is scheduled for July 20, 2020 and Landscaping Code is scheduled for August 3, 2020.

### **Next meeting agenda items (6/15/2020)**

- a) Hearing #1: Design Review Process Update**
- b) Hearing #2: Subdivision Code Update**

c) Zoning Code Text Amendment Request or Landscaping Code updates

The next meeting will be June 15, 2020 at 7:00 PM. There will be two public hearings.

With nothing further the meeting was adjourned at 8:21 PM.

*Mark McPhail*

*Approved via remote meeting*

Mark McPhail, Chairperson