

City of Buckley

Planning Commission Minutes

July 6, 2020

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

Garland moved to approve the minutes of the June 15, 2020 Planning Commission meeting. Harris seconded the motion. After roll call vote the motion carried.

Public Hearing – Multifamily Design Guidelines

Lewis went over the Ordinance and Staff report with the Commission and any audience members that were listening. Lewis gave a report summarizing the Multifamily Design Guidelines which is included in the staff report. This is a new Buckley Municipal Code chapter. There were some last minute minor recommendations from the City Attorney that doesn't change anything of substance. Based on the findings of fact and conclusions of law, staff is recommending the attached Multifamily Guidelines be forwarded to City Council for adoption.

The Public Hearing was opened at 7:18 PM.

There was no public comment.

The Public Hearing was closed at 7:18 PM.

Garland moved that we recommend to the Council the adoption of the Multifamily Design Guidelines as presented and BMC 19.49 along with the City Attorney's recommendation. Harris seconded the motion and after roll call the motion carried.

Public Hearing - Zoning Code Text Amendment to Increase Allowed Density for Townhomes.

Lewis gave an overview of the Zoning Code Text Amendment to increase allowed density for townhomes. The Applicant Hosford Construction, LLC requested lowering the minimum

lot size for townhomes to 2,150 sq. ft. per unit in the HDR, NMU, R-6000 and R-8000 and to lower the minimum lot width from the current lot width of 29 feet to 20 feet. They have pulled the R-8000 zone from their request. This request is consistent with the Comprehensive Plan in the HDR and NMU zone but is not consistent with the R-6,000 zone. The City Attorney has recommended that the Comp Plan will need to be amended to reflect the density changes for the R-6000 zone. Based on this information and the findings of facts and conclusions of law staff recommends approval of this zoning code text amendment request, as proposed, for the HDR and NMU zones; in the R-6000 zone be subject to the condition that the Comprehensive Plan must first be amended to show that the requested townhome density in R-6000 is consistent with density provisions and descriptions of the comprehensive plan land use designation in which R-6000 zoned areas are located. Discussion ensued.

The Public Hearing was opened at 7:50 PM.

Caroline Robertson Harding, she represents Hosford Construction on this effort. She would like to thank the Planning Commission on this effort. They look forward for continued efforts for town houses.

The Public Hearing was closed at 7:51 PM.

Garland moved to recommend approval of the Zoning Code Text Amendment to increase allowed density for townhomes as presented tonight. Harris seconded the motion. A lengthy discussion ensued. After roll call vote the motion carried.

Design Review – Elk Head Beer Garden Fence

Lewis stated this design review is for a fence at the Elk Head in the Buckley Business Park. This has been reviewed by all staff with no comments. Lewis then went over the staff report with the Commission. The reason this had to go to design review is because the fence is within the 150 foot highway frontage design review area. This did go before the design review committee and they are recommending approval based on the staff report with 3 conditions. 1) The applicant shall check with the City Building Official prior to constructing the fence to confirm what, if any, inspections may be necessary. 2) The applicant shall obtain any state licenses necessary to allow an outdoor beer garden on private commercial property. 3) The applicant shall check with the Planning Department prior to any additional exterior changes to their commercial units, including the installation of any signs, to confirm if design review is required. Garland stated he would like to see the outside gate shut and locked. Discussion ensued. After discussion it was decided by the Commission to just have the condition that it be closed but not locked. **Garland moved to approve the Elk Head Beer Garden as presented in the staff report with an added condition that the outside gate has**

to remain closed at all times. Griffin seconded the motion and after roll call vote, the motion carried.

Landscaping Code Updates

Lewis went over the Landscaping Code with the Commission. A brief discussion ensued. Lewis stated he will make the changes and hopefully be able to discuss this further at the next meeting.

New/Old Business – Updates, Calendar & Deadlines

Lewis congratulated the Commission on the Subdivision Code; this went through Council and has been adopted. The two hearing items from tonight will be going forward to the next City Council meeting for adoption. For the next meeting will be the public hearing for the Administrative Variance Code and the Design Review Process Code. From there we still have the Landscaping Code and Sign Code Updates.

The next meeting will be July 20, 2020 at 7:00 PM. There will be two public hearings, the Design Review Process Code and Administrative Variance Code.

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

Mark McPhail

Approved via remote meeting

Mark McPhail, Chairperson