

City of Buckley

Planning Commission Minutes

August 17, 2020

McPhail called meeting to order at 7:00 PM. The following members were present: Garland, Griffin, O'Neill, Viren, and Yonan. Harris term has expired, and she has chosen not to continue. Also in attendance were City Planner Leticia Wallgren and Associate Planner Evan Lewis.

Garland moved to approve the minutes of the August 3, 2020 Planning Commission meeting. O'Neill seconded the motion. After roll call vote the motion carried.

Public Hearing – Design Review Process

Lewis gave an overview of the Design Review Process Ordinance. This is consistent with the Comprehensive Plan. Public comments were received an hour prior to the hearing starting. Those comments will be shown on the screen. Based on the reviews of the findings of fact and conclusions of law staff is recommending the approval of these design review process changes as shown in the attachments with the small correction to the exemptions chapter in Title 20.

The Public Hearing was opened at 7:14 PM.

Kathy James – you have my comments before you. She stands by her comments. This seems to be in error. She then went through all her comments as submitted. She stated that the Commission is actually violating code even though your Planner's can argue that. In summary it seems this is an ordinance to remove the Council authority without its permission or direction, which if I was a Council member would object to. She stated the Planning Commission has a lot to learn with RCW 36.70A and she really doesn't think the Planning Commission should spend their time on current planning. Her final comment is the code as written is not being followed as identified earlier and if you change it what insurance does, she have as a public member that it's going to be followed.

The public hearing was closed at 7:32 PM.

Mel Garland stated he thinks the Planning commission was tasked with this at the direction of the Council and that we made our effort and went through a study session with the Council. He doesn't believe they are in opposition to it. Again, we did this at the Council's direction and not some rogue sort of move by the Planning Commission. **Garland moved to forward this to the Council for their review and approval. Griffin seconded the motion and after the roll call vote, the motion was carried unanimously.**

Public Hearing – Administrative Variance Code

Lewis gave an overview of the Administrative Variance Code. The code provision is consistent with the Comprehensive Plan. There were no public comments submitted. Staff recommends adoption of the attached Administrative Variance Code provision.

The Public Hearing was opened at 7:41 PM.

There were no public comments.

The Public Hearing was closed at 7:42 PM.

Garland moved to forward this Ordinance to Council with recommendation of approval. Griffin seconded the motion and after a roll call vote the motion carried unanimously.

Debrief of August 4, 2020 Council Study Session

Lewis gave an overview of the Council study session to the Commission. On the agenda were the multi-family guidelines and the zoning code text amendment request for town homes. After the study session there were two Council members that had several questions. Lewis stated he has included these questions and staff's answers to the questions. Lewis would like to know how the Commission would like to move forward if at all with the comments and responses. Garland stated he read all the questions and answers and was happy with all of them. What his concern is that the Council is concerned and possibly against increasing the density on town homes. Lewis clarified that there was some confusion about the R-6,000 zone, he clarified the confusion as well as the City Attorney who also had written comments. His comments clarified that nothing could be done with R-6,000 zone unless a Comprehensive Plan amendment was done, so what is before the Council is just to amend the density in the HDR and NMU zones.

Landscaping Code Updates

Lewis went over some of the changes that were discussed at the last meeting. The Commission agreed to all the tract changes and other changes as discussed. This will be forwarded on the Council study session for September 1, 2020.

New/Old Business – Updates, Calendar & Deadlines

Lewis stated Multi-family Design Guidelines, Zoning Code Text Amendment, Administrative Variance and the Design Review Code Process will all be on the August 24, 2020 Council agenda. The Landscaping code will go to the Council on September 1st and barring any big opposition for the Council, this is still on track for a September 21, 2020 public hearing.

The next meeting will be September 21, 2020 at 7:00 PM.

With nothing further, the meeting was adjourned at 8:12 PM.

*Mel Garland, Vice Chair
approved via remote meeting*

Mark McPhail, Chairperson