

City of Buckley

Planning Commission Minutes

August 3, 2020

McPhail called meeting to order at 7:00 PM. The following members were present: Garland, Griffin, O'Neill 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 July 20, 2020 Planning Commission meeting. Yonan seconded the motion. After roll call vote the motion carried.

McPhail welcomed Richard O'Neill to the Planning Commission. Everyone did a brief introduction of themselves.

Landscaping Code Updates

Lewis went over more of the Landscaping Codes with the Commission. One of the main things that was discussed was buffers. After a lengthy discussion the Planning Commission expressed non-conforming uses should be protected; there should be no visual relief buffer for multi-family and no buffers between similar types of zones. (i.e. Industrial, Commercial, Residential) Lewis stated he would get a clean version to bring back to the Commission and have it ready for the Council Study Session on September 1, 2020.

Sign Code Updates

Lewis presented the draft sign code to the Commission. This will be something that will need to be reviewed in depth. For the starting point what staff would like to look at is what do you want to see and what you don't want to see. Wallgren stated we are not going to go any further with this right now, we want to come to this starting point. The Commission needs to remember that you can regulate by design, but you cannot regulate by content. She would like the Commission to look around at the signs in town and see what you like and what you don't like. Also, to look at the section that lists prohibited signs and be aware of those as you are looking around. The Commission agreed with this.

2024 Comprehensive Plan Periodic Update Work Plan

Lewis presented the Planning Commission with a draft 2024 Comprehensive Plan periodic update timeline that lays out year to year items that need to be completed over the next 4 years. Garland stated he is concerned that that updates to Transportation, Utilities and Capital Facilities aren't starting soon enough as those were the Elements that held up the last Comprehensive Plan update. Wallgren suggested that she and Lewis meet with the City Engineer and Public Works Director so they can work together on the timelines, so everyone is on the same page.

New/Old Business – Updates, Calendar & Deadlines

Lewis stated tomorrow night there is a Study Session with City Council and the topics being discussed will be the Multi-family guidelines and the Zoning Code Amendment for Townhomes. At the next meeting we will have a public hearing on the Administrative Variance and Design Review Process Code Updates. If there is a recommendation by the Planning Commission it will go to the City Council meeting on August 25, 2020. Tentatively we are scheduled to have the Landscaping Code go to the Council Study Session on September 1, 2020. The items that we will continue to work on for the rest of the year will be the Sign Code Updates, 2024 Comprehensive Plan work plan and Code Anomalies.

The next meeting will be August 17, 2020 at 7:00 PM.

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

Mark McPhail
approved via remote meeting

Mark McPhail, Chairperson