

## Planning Commission Regular Meeting Minutes

Wednesday, March 4, 2015  
7:00 p.m. to 9:00 p.m.  
Town Hall Meeting Room

*Note: The Action Minutes represent a summary of presentations given and actions taken. For a more detailed record, the audio recording of the meeting can be accessed through the City Clerk's Office, City of University Place. Contact Emy Genetia at (253) 460-2511.*

1. **Call to Order (7:00)** Chair Quisenberry called the meeting to order at 7:00 p.m.

2. **Roll Call (7:00)**

**Planning Commission Members Present**

Mr. Cliff Quisenberry – Chair  
Mr. Frank Boykin – Co Vice Chair  
Mr. Steve Smith – Co Vice Chair  
Mr. Chris Barrett  
Mr. Diogenes Xenos  
Mr. Morry Stafford  
Mr. Tony Paulson

**Planning Commission Members Excused**

**Staff Present**

David Swindale, Director, Planning and  
Development Services  
Becky Metcalf, Project Assistant

3. **Approval of Minutes (7:01)**

**MOTION: by Commissioner Xenos and seconded by Commissioner Smith to approve the minutes of the February 18, 2015 meeting of the Planning Commission as submitted. Motion passed.**

4. **Public Comment (7:01)**

There being no public comment on any item not appearing on the agenda, Chair Quisenberry closed the Public Comment section of the meeting.

5. **Presentation: SunDogs (7:01)**

Debbie Klosowski, Vice Chair of SunDogs, and Ron Messenger, President of New Tacoma Cemeteries

Debbie Klosowski, Vice Chair of SunDogs, introduced the SunDogs group and their primary goal to obtain a permanent large off-leash dog area on the Chambers Bay properties. Mr. Messenger had approached the SunDogs group offering a temporary (3-5 years) off-leash area with the ability to extend the length of time if both parties agree. In order for this to occur, an amendment to the Zoning Code would be necessary. On February 11, 2015, the group held an informational neighborhood meeting regarding this proposal. None of the

neighbors attended. Ms. Klosowski distributed a map showing the current area of the New Tacoma Cemetery property being considered (Attachment 1). There is no access to this area from Grandview. The hours of the proposed off-leash park would coincide with cemetery hours – 7:30 am to dusk. SunDogs would purchase and install a fence. Parking would be on the existing gravel road via entrance to the cemetery. SunDogs would provide pick-up bags and provide an insurance policy, the cemetery would provide garbage pickup.

Commission discussion and comments included:

- “Undedicated” space is unplatted or unused cemetery space. The cemetery does not plan to use this property for 15 to 20 years.
- Ms. Klosowski described the fence which is the same as the one used at the Fort Steilacoom off-leash park.
- Neighbor notification – flyers handed out to 20 houses. SunDogs representatives were able to speak to 6 individuals about the plan. There were no concerns.
- Did budgeting allow for landscape buffering? No, but the understanding is that something is needed to obscure the fence, that would be possible. There is not constant noise in an off-leash park. The gun club is located nearby, so the noise will most likely not be a real issue.
- At the current lot at the Chambers Bay property, any lessons learned that may be incorporated into the next space? The group would like to have a larger area, and possibly be able to designate separate areas for smaller and quieter dogs, vs. larger dogs.
- It would be nice to have water at the site, but the cemetery is on well water.

At this point, Chair Quisenberry asked Director Swindale to go through his staff memo, attached to these minutes (Attachment 2).

Commission discussion and comments included:

- Commissioner Stafford likes the staff recommendations.
- Commissioner Paulson stated there are a lot of neighborhood parks, there is not a “neighborhood” here. This recommendation would not affect those neighborhood parks that were approved and developed in conjunction with a neighborhood development.
- There may be cases where there are very noisy dogs. The public nuisance laws would still pertain, and there would be signs at an off leash dog area with rules, requiring dogs to be supervised and under control.
- Level 2 public park is the same as the regional park level 2. This language is verbatim from the County code.
- The size of level 1 was changed from 10 acres to 5 acres because there are very few parcels of any size to be turned into a park, and above 5 acres there becomes more impact so it would be more appropriate to have conditions on the use.
- There would be some existing public parks that would have to be addressed because they are 10 acres.
- With the language “**up to 10 acres**”, any small parcel could become a public park.
- Maintain the level 1 distinction at 10 acres, then adjust level two to over 10 acres. Concern that non-conforming uses would be created.
- Are there non-conforming neighborhood parks currently? If SunDog limited use of the off leash dog park to membership (which could be read very broadly), and the park is on private land, could this be seen as a community club?
- A level 1 buffer would be required, but there are ways to work around this, such as an ability to request modification to the vegetation requirements such as identifying natural vegetation as a buffer.
- Commissioner Paulson would like to see a limitation on the minimum size, like a minimum of 1 acre. The Planning Commission needs to come to a consensus on this.
- Currently there are no nonprofit neighborhood parks greater than 5 acres in size. We do have public parks that are greater than 5 acres in size.
- For comparison, Curran Orchard is 7.33 acres.
- Ms. Klosowski asked if it is possible to change the zoning of the cemetery to a

- special cemetery use? Yes, that would be possible.
- Commission consensus is to pursue the amendment to the Zoning Code to allow recreation – nonprofit in the R1 zone; and also agrees to move forward with the amendments to parameters for the various levels.

**6. Staff Comments (7:50)**

Construction of Tents will start in mid-March at Chambers Bay. Currently the County website has an interactive map that indicates when certain parts of the properties will be closed to the public.

Discussions regarding legislation around the U.S. Open. Director Swindale described these.

**7. Commission and Liaison Comments (7:54)**

None.

**8. Adjourn (7:54)**

**MOTION: by Commissioner Boykin, seconded by Commissioner Smith, to adjourn the meeting. Motion to adjourn was approved unanimously.**

Submitted by:

Becky Metcalf, Project Assistant  
Community and Economic Development

Approved as submitted: March 18, 2015