

Planning Commission Regular Meeting Minutes

Wednesday, April 1, 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)** Vice Chair Smith called the meeting to order at 7:00 p.m.

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

Planning Commission Members Present

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

Planning Commission Members Excused

Mr. Cliff Quisenberry – Chair
Mr. Tony Paulson

Staff Present

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

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

MOTION: by Commissioner Stafford and seconded by Commissioner Barrett to approve the minutes of the March 18, 2015 meeting of the Planning Commission as submitted. Motion passed.

4. **Public Comment (7:02)**

Karen Kolley 8612 29th St W. asked Commissioners to speak into microphones to make it easier for public to hear. She is hoping to hear about expected traffic flow with everything going on in the City.

5. **Discussion: Comprehensive Plan Update – Transportation Element Background (7:02)**

Director Swindale reviewed the staff report included in the agenda packet for this item.

Commission discussion and comments included:

- Figure 4-2 and 4-3 need to have dates added.
- Commissioner Stafford asked if there was more information on the proposed improvement of 37th Street between Bridgeport and Sunset. Director Swindale stated that there is right of way there now, and that many of the property owners there are opposed to this road improvement. These residents will specifically be

- invited to the public hearing.
- On page 31, last sentence, add “and sidewalks” after the words “Additional Bicycle lanes”

6. Discussion: GMA Periodic Review – Development Regulation Amendments (7:33)

Director Swindale reviewed the staff report included in the agenda packet for this item.

Commission discussion and comments included:

- An Adult family home is the only scenario where multiple families can live in a single family dwelling unit. The definition of family is defined by a court decision.
- Verbiage added has been copied from state codes, in order to make the City codes consistent, and therefore compliant.
- Level 1 group homes are for protected individuals who are not undergoing criminal or substance rehab, such as a battered women’s group homes.
- Why do Day Care Centers have a required minimum number of children at 13? (page 1).
- Add a table that lists those zones that contain design standard requirements.
- Commissioner Stafford distributed notes with suggested changed wording for pages 12 and page 17 (attached to these minutes).
- The Community Commercial Zone contains an increase in densities from 12 units per acre to 35 to 40 units per acre.
- Director Swindale stated that it would be simpler to go back to either requiring unit density (4 units per acre) or a minimum lot size of 9,000 square feet.
- Commissioner Barrett would like to see rounding be allowed again. He feels that 9,000 square feet is too big and too restrictive.
- Commissioner Stafford expressed that crowding would be a concern with smaller lot sizes, and this change would also not maintain the community character.
- Commissioner Smith stated this is an issue that needs further presentation and discussion.
- Director Swindale suggested moving this to the housekeeping amendments that will be presented later to allow more discussion time.

Motion by Commissioner Stafford, seconded by Commissioner Xenos to extend the meeting to 9:10. The motion was approved. (8:58)

- Commissioner Stafford is proposing additions to the discussion of Transition Properties Overlays (TPO) as found on his distributed notes. Commissioner Xenos suggested amending this from just Drive Through to Drive Up and/or Drive Through.

Motion by Commissioner Xenos, seconded by Commissioner Stafford to extend the meeting to 9:20. The motion was approved. (9:10)

- This overlay applies to the stated areas identified, and Commissioner Stafford is requesting to add another area. Is property abutting if a road separates them, or is that adjacent?
- Vice Chair asked that staff review this TPO to see if we wish to expand the areas affected.

7. Staff Comments (9:13)

Director Swindale reported that things are very busy.

8. Commission and Liaison Comments (9:13)

Commissioner Stafford and Xenos both attended the Public Safety Academy put on by the City's police department. Zones helps residents understand who belongs in their neighborhoods.

9. Adjourn (9:14)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: April 15, 2015