

## Planning Commission Regular Meeting Minutes

Wednesday, April 2, 2014  
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 (7:05)** Acting Chair Smith called the meeting to order at 7:05 p.m.

2. **Roll Call (7:05)**

**Planning Commission Members Present**

Mr. Steve Smith – Co Vice Chair  
Mr. Chris Barrett  
Mr. Diogenes Xenos  
Mr. Tony Paulson

**Planning Commission Members Absent**

**Planning Commission Members Excused**

Mr. Cliff Quisenberry – Chair  
Mr. Frank Boykin – Co Vice Chair

**Staff Present**

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

3. **Approval of Minutes (7:05)**

**MOTION: by Commissioner Xenos, seconded by Commissioner Paulson to approve the minutes of March 19, 2014 as submitted. The motion to approve the minutes for March 19, 2014 as submitted passed unanimously.**

4. **Public Comment (7:06)**

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

5. **Discussion: Comprehensive Plan Update – Environmental Element (7:06)**

Director Swindale reviewed the staff report included with the agenda packet for this item. He reviewed the changes made that were discussed at the March 19 Planning Commission meeting.

Commission discussion and comments included:

- Include low-impact development under Policy EN11. Work in positive statements as a result of the policy, rather than negative statements. This is being pushed strongly by the Puget Sound Partnership.

## **6. Discussion: Comprehensive Plan Update – Land Use Element (7:13)**

Director Swindale reviewed the staff report included with the agenda packet for this item. The Orchard rezone from R2 to MU would provide an additional 1,843 housing units, providing a nice buffer should the Puget Sound Regional Council take issue with some adjusted assumptions.

Commission discussion and comments included:

- Parcels adjacent to Orchard make sense for rezoning because of its vicinity to Orchard. The other parcel seems a bit separated from Orchard. Director Swindale stated that the parcel still makes sense to rezone because of options it opens to developers.
- Greenbelt and common areas shown on the Surrounding Land Use map at the south end are condominiums and are identified as common areas. The triangular piece located near the wetland is owned by the City and the other area is a wetland buffer with restricted use.
- Many of the lots identified as vacant residential land are encumbered by wetland.
- Calculation of housing units does not take into account slope, as slope can be overcome by grading or clustering.
- Director Swindale will research whether each municipality is required to allow Level II housing in at least one zone in the municipality. These are classified as essential public facilities. They are currently not allowed in Commercial because these uses are typically residential uses.
- Adding residential to the Commercial zone results in very little difference between Commercial and Mixed Use zones.
- Director Swindale stated that rezoning the R2 to Mixed Use with an added caveat that all uses must include housing maximizes housing capacity.
- Discussion ensued regarding moving Level II housing from Mixed Use to Commercial as a conditional use. This would require more input from those who work in Level II type of facilities.

The consensus of the Commission is to favor the rezoning of the parcels along Orchard from R2 to Mixed Use with the caveat that development requires a residential component.

## **7. Staff Comments (7:58)**

Director Swindale reported that this Monday, April 7 the City Council will be considering the Chambers Creek Design Properties.

There are two proposals before the City Council regarding marijuana legislation. One is to ban marijuana sales altogether; the other is to permit them in certain areas of the city but to charge a local excise tax on sales. They would be allowed in the Mixed Use zone subject to a conditional use permit. There is only one marijuana sales use allowed in University Place, and the time for applying for a license has expired. This topic is before Council as a study session right now, the topic may come back to the Planning Commission at some point.

Jeff Boers has been brought on full time through June 2015. He will be bringing the housing element to the Planning Commission at the next meeting.

## **8. Commission and Liaison Comments (8:06)**

None.

## **9. Adjourn (8:06)**

**MOTION: by Commissioner Xenos, 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: May 7, 2014