

Planning Commission Regular Meeting Minutes

Wednesday,
February 15, 2017
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 (7:04)

Chair Quisenberry called the meeting to order.

2. Roll Call (7:04)

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair
Mr. David Graybill
Mr. Ken Campbell

Planning Commission Members Excused

Mr. Tony Paulson

Staff Present

David Swindale, Director of Planning and
Development Services
Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

3. Approval of Minutes – February 1, 2017 (7:04)

MOTION: by Commissioner Smith and seconded by Commissioner Boykin to approve the minutes of the February 1, 2017 meeting as submitted. The motion was approved unanimously.

4. Public Comment (7:04)

Chair Quisenberry opened the meeting to public comment on any item not to be addressed in the meeting agenda. There being no public comment, Chair Quisenberry closed the public comment section of the meeting.

5. Discussion and Consideration: Zoning Review for Marijuana Uses (7:05)

Director Swindale reviewed the staff report and attachments for this item as found in the agenda packet.

Commission discussion covered the following issues:

- Local governments have the option to reduce buffers not only for processors and producers, but retailers as well. Earlier discussion by the Planning Commission indicated that there was no wish to reduce buffers for retail. The Commission may want to reconsider that, and also rethink allowing retail uses in the commercial zone

which would be available with buffers reduced to 100'.

- The only two zones that do not allow residential uses currently are light industrial and neighborhood commercial. However, neighborhood commercial does contain residential uses that are non-conforming.
- The Game Arcade refers to game arcades that are not restricted to 21 and over – this language should be added to remain consistent with State language.
- Marijuana uses are highly regulated, and so Commissioner Smith would not be in favor of adding buffer zones around religious services providers.
- Commissioner Boykin is very mindful of the character and vision of University Place, but cannot support additional regulation over what has been recommended.
- The Council will ultimately identify regulations, if the ban is lifted.
- The conditional use permit, which will be required of any approved uses, provides an opportunity for testimony to the Hearings Examiner regarding impacts to the surrounding vicinity.
- Commissioner Graybill stated that the regulations as recommended are well reasoned. He would be in favor of extending the production and processing buffer to 500 feet. He would encourage the centralizing of retail, production and processing in one area, rather than being dispersed throughout the community.
- Commissioner Quisenberry stated that the light industrial zone is the one area where there is the least impact and that the 100' buffer would be sufficient for processors and producers. It is important to add the 100' buffer around the residential zone in that area.
- The City does allow liquor stores in the mixed use zone. This zone is probably the most appropriate zone for marijuana retail. The Commission could consider allowing retail of marijuana only in the light industrial zone. If this happened, signage would be a difficult issue.
- The current recommendation, which includes higher buffers in the light industrial zone, is the preference of 2 commissioners, the other 3 would be agreeable to the 100' buffer for processing and producers.
- For a number of residents who are cannabis users, this would allow them to shop local and keep their money in University Place.
- Commission consensus is to move forward with the recommendations as presented in the staff report, and add the 100' buffer from residential zones in the light industrial zone for producers and processors.
- The recommendations regarding co-ops are acceptable to the Commission.

MOTION by Commissioner Boykin and seconded by Commissioner Smith to recommend to the City Council those amendments to Title 19 as provided in the staff report with two additions: 1. Under limitations of marijuana for retail uses, and for processors and producers, add to the description of game arcades those that are not limited to persons of age 21 plus; and 2. For producers and processors, add to list of 100 foot buffers the R1 zone. The motion passed with 1 dissenting vote (Campbell).

6. Public Hearing: 54th & Bridgeport Comprehensive Plan Map and Zoning Map Amendments (8:05)

Principal Planner Boers reviewed the information found in the agenda packet for this item.

Commissioner discussion included the following:

- Additional information on the public benefit of the easement has not been provided.
- Because two parcels are requested to be rezoned it is considered an area-wide rezone, and not a spot zone.

Chair Quisenberry opened the Public Hearing on this topic. (8:21)

The following individuals spoke.

(An effort is made to convey each speaker's main point. To hear testimony in its entirety, the Commission meeting has been recorded.)

Gail McLaurin, 7318 53rd St Ct W, objected to development of the property for mixed use because the area is residential. She expressed safety concerns regarding traffic in and out of the property. Those turning left on northbound Bridgeport will not be able to get into parking lot. She stated that quality of life in the neighborhood will be impacted tremendously. She questioned the need for more professional buildings on Bridgeport until existing vacancies are full. She encouraged the Commission to do the right thing, and keep this property residential. To add another commercial core at 54th and Bridgeport is not in interest of the City

Bjorn Olson, 8420 Woodlawn Road, SW, Lakewood, developer in UP speaking on behalf of the property owner, stated that the owner wants to construct a quality development and has no interest in placing tattoo parlors, sex offender housing, cannabis retail and other inappropriate uses. The easement will provide freer access for emergency vehicles responding to calls at the assisted living center to the south. Currently interested potential tenants include a dentist and an oncologist. This will be a high quality medical/dental facility that will be a supplement to the city.

Christie Stanley, 7621 27th St W, thanked the Planning Commission for their hard work on the marijuana topic.

Patrick J Timbers 7329 53rd St Ct W, stated the intersection at 54th and Bridgeport is very hectic. It is similar to the situation at the Fred Meyer Gas Station on Bridgeport and 44th. A lot of pedestrians use both sides of the street. There is also a bus stop on Bridgeport that is well used. People making a left turn going north will be confronted with traffic coming out of this intersection that will be a hassle. Commercial business here will not serve the public well.

There being no further public comments, Chair Quisenberry closed the public hearing. (8:33)

Discussion:

- The benefit is primarily with exiting the care center to go north onto 54th and Bridgeport, instead of entering the site. It is not the general public, but a very specific public, that would benefit, and this would be residents of the care center. How often would this occur? A primary benefit would be for when there was a large scale incident that would require evacuation of the care center; the intent is not for there to be daily ingress/egress. It appears the nature of the public benefit is dubious and that there could be other ways to deal with this issue.
- Commissioner Paulson's comments in writing are well reasoned and Commissioner Graybill is in agreement with them. He stated that it is important to try to create infill in the city center, rather than stretching out commercial down Bridgeport. He is not opposed to additional professional offices, but is not sure this is the spot.
- Current neighbors purchased their property knowing the vacant parcel was residential and have an expectation to see it developed as residential. There is concern that if this if rezone is approved, it opens the door for increased upzoning in the area.

- Commissioner Boykin agreed that affording opportunity for more economic development is good, but questioned whether this was the right place?
- Commissioner Quisenberry stated this could be a slippery slope and may result in many more upzone requests for vacant lots on the east side of Bridgeport.

MOTION by Commissioner Graybill and seconded by Commissioner Campbell to not recommend the change to the Comprehensive Plan Map by re-designating the vacant parcels at the corner of 54th and Bridgeport Way as Mixed Use Office. The motion passed unanimously.

MOTION by Commissioner Smith and seconded by Commissioner Graybill to not recommend the change to the Zoning Map by rezoning the vacant parcels at the corner of 54th and Bridgeport Way to Mixed Use Office. The motion passed unanimously.

7. Staff Comments (8:47)

Director Swindale reported the City Council is scheduled to review and approve the 2017 Planning Commission work plan at their next meeting on February 21st. They will also be considering recommendations on Chambers Landing rezone. Director Swindale will be making a presentation on the Chambers Creek Trail and presenting to the Council a request to acquire a piece of property on Leach Creek Trail to complete the trail corridor.

8. Commission and Liaison Comments (8:50)

In response to a question regarding whether the Mayor was in the process of interviewing for the currently vacant position on the Planning Commission, Director Swindale stated that the Mayor and City Council are in the process of reviewing what Commissions will look like in the future. Until this is resolved, the Mayor is holding back making an addition to the Planning Commission.

9. Adjourn (8:54)

MOTION: by Commissioner Campbell and seconded by Commissioner Graybill to adjourn the meeting was approved unanimously.

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: March 1, 2017