

Planning Commission Special Meeting Minutes

Wednesday, July 23, 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. Diogenes Xenos
Mr. Morry Stafford
Mr. Tony Paulson

Planning Commission Members Absent

Mr. Chris Barrett

Staff Present

David Swindale, Director, Planning and
Development Services
Jeff Boers, Principal Planner
Jack Ecklund, City Engineer
Becky Metcalf, Project Assistant

3. **Approval of Minutes (7:00)**

MOTION: by Commissioner Xenos and seconded by Commissioner Smith to approve the minutes of July 1, 2015 as submitted. Motion passed.

4. **Public Comment (7:00)**

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

5. **Consideration and Approval: Comprehensive Plan Update (7:02)**

Principal Planner Boers provided background on this item, summarizing the area of focus at the July 1 meeting.

Director Swindale reviewed Attachment A (attached to these minutes) and highlighted the Transportation Element changes suggested. City Engineer Ecklund stated that the extension of 37th Street from Bridgeport Way to Sunset Drive is not urgently requested by the Fire Department. However, it will be helpful in providing adequate traffic circulation for the City. Since there is no funding currently available for this project, staff is comfortable

with moving this project back to the 2028 – 2035 planning period. There is no signal being planned at Sunset and 35th at this time.

Commission discussion and comment included the following:

- Commissioner Paulson expressed concern about delaying sidewalk construction on 37th Street W. until 2028, as well as only providing sidewalks on one side of the street because of the need for safe routes to schools. He encouraged pursuing this project in a phased way, building the sidewalks first. City Engineer Ecklund stated that a sidewalk-only project could be included in the 6 year Transportation Improvement Plan.
- 37th Street W is currently classified as a neighborhood collector street, anticipating the extension. Commissioner Stafford expressed concern about encroachment of business into this neighborhood as the business community grows. This would be the only street in the plan projected to include a sidewalk on one side of the street only. Commissioner Stafford is amenable to the single sidewalk because it would preserve the buffer existing on the south side.
- Commissioner Xenos asked about the expense of constructing the sidewalk separate from building the road. City Engineer Ecklund stated that this would depend on how the sidewalk is constructed. The construction process would be a function of funding at the time the sidewalk is built.
- Commissioner Boykin asked about the effect of this decision on level of service at the intersection of 40th and Sunset during school hours. It currently operates at level F and not pursuing this extension sooner would leave the intersection at this level of service. The City has adopted a level of service D city-wide.
- Commissioner Paulson stated that the purpose of the pedestrian sidewalk would be to allow foot traffic to the west side of Sunset. He encouraged a pedestrian refuge be placed in the middle of Sunset to assist pedestrians in crossing the road.
- Commissioner Xenos expressed concern about a sidewalk running through a fairly dark area and encouraged lighting to be installed along with the sidewalk
- Commissioner Smith expressed caution that commissioners view things from a long-range perspective. A project that is pushed off now that is not urgent, could become urgent in 5 years.

Commission consensus is to recommend moving the extension of 37th Street between Bridgeport and Sunset out to the planning period 2028-2035.

Commission consensus is to include the pedestrian sidewalk on 37th Street between Bridgeport and Sunset in the 6-year Transportation Improvement Plan.

Principal Planner Boers proceeded to review each amendment included on the staff memo. Commission discussion and comment included the following:

Comprehensive Plan Amendments

- Page 10-12 The City Attorney recommends using the language “free from unlawful discrimination” rather than listing all classes of discrimination.
- Commission consensus is approval of the plan amendment language provided in the four page attachment to the staff memo. The proposed revisions address transitions between designations.

Commissioner Stafford provided a suggested code amendment (Attachment B attached to these minutes) that would require project applicants to include, as a part of their submitted plans, calculations from a qualified design professional specializing in environmental acoustics. Commissioners agreed.

Commission discussion and comments included the following:

- Figure 3-2 Land Use Map, does not reflect the rezoning of the land north of Fred Meyer. This change has been made; however, the map in the packet is out of date and will need to be replaced.

Code Amendments

Commission discussion and comments included the following:

- Commissioner Stafford's suggestion will involve minimal extra cost to applicants.
- A discussion of neighborhood commercial zone density ensued in response to a question by Commissioner Stafford about why mixed use buildings are not allowed in the zone. Director Swindale gave some background regarding the intent of the Neighborhood Commercial zones, stating that they were originally auto oriented zones, rather than pedestrian oriented. They also were intended to break up continuous development that would otherwise create a long strip of intense uses along Bridgeport. Some of the Neighborhood Commercial areas will be reviewed as part of the sub-area planning process and issues related to the zone can be addressed at that time.
- Commissioner Stafford stated that page 29 figure 11, the maximum height areas graphic, was unreadable.
- Commissioner Stafford proposed to add the newly designated Neighborhood Commercial Zone on 67th to the transition property overlays. (See Attachment C distributed by Commissioner Stafford as attached to these minutes.) Also included is a proposal to require the placing of a wall on a berm. Discussion ensued. The Commission consensus is that this item requires additional study. A recommendation to approve the Comp Plan amendments can still be considered at the next meeting.

6. Staff Comments (8:24)

A Resolution to recommend that City Council accept the amendments to the Comprehensive Plan to will be provided at the next meeting.

7. Commission and Liaison Comments (8:26)

The joint study session regarding the Comprehensive Plan amendments with the Planning Commission and City Council will take place on Monday, August 17. Because of this meeting, the regular August 19th Commission meeting will be cancelled.

8. Adjourn

MOTION: by Commissioner Boykin, seconded by Commissioner Smith to adjourn the meeting. Motion to adjourn was approved unanimously. (8:28)

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as amended: August 5, 2015