

Planning Commission Regular Meeting Minutes

Wednesday, August 5, 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 (7:02)** Acting_Chair Boykin called the meeting to order at 7:00 p.m.

2. **Roll Call (7:02)**

Planning Commission Members Present

Mr. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair (arrived at 7:12)
Mr. Diogenes Xenos
Mr. Morry Stafford
Mr. Tony Paulson

Planning Commission Members Absent

Mr. Cliff Quisenberry – Chair
Mr. Chris Barrett

Staff Present

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

3. **Approval of Minutes (7:02)**

The following changes to the minutes of July 23, 2015 were requested:

- On page 2, 2nd bullet, change the last sentence to read "Commissioner Stafford is amenable to the single sidewalk because it would preserve the buffer existing on the south side."
- On the top of the 3rd page, after the word "acoustics", add the sentence "Commissioners agreed."
- Also on the top of the 3rd page, delete the sentence "Per Commissioner Paulson's suggestion, the Commission returned to reviewing proposed plan amendments."

MOTION: by Commissioner Xenos and seconded by Commissioner Paulson to approve the minutes of July 23, 2015 as amended. Motion passed.

4. **Public Comment (7:07)**

Karen Kolley – 8612 29th Street West spoke about a resolution currently before the City Council regarding re-designating zones in the City and encouraged the Commission to not give away control of what community will look like, and stated that she is not against

growth and development.

There being no further comments, Acting Chair Boykin stated the Public Comment section of the meeting was closed.

5. Consideration and Approval: Comprehensive Plan Update (7:11)

Principal Planner Boers provided background on this item, and stated that the inclusion of the acoustical engineering requirement for drive-ups and drive-throughs previously suggested by Commissioner Stafford could be added to the *code* amendment package being forwarded to Council for approval.

MOTION: by Commissioner Stafford and seconded by Commissioner Xenos to pass Resolution 2015-01 recommending to Mayor, Mayor Pro Tem, and City Council approval of amendments to the University Place Comprehensive Plan and UPMC Title 16 Comprehensive Plan in accordance with Washington State Growth Management Act periodic update requirements. The motion passed unanimously.

6. Consideration and Approval: Development Regulation Amendments (7:02)

Principal Planner Boers provided background on this item.

Commissioner discussion included the following items:

- Commissioner Paulson confirmed that the prior change of zoning for the property across Bridgeport from Fred Meyer to Neighborhood Commercial was an action taken by Council but was not a recommendation that was forwarded from the Planning Commission.

Commissioner Stafford presented suggested changes to regulations regarding Transition Property Overlay Zones (see Attachment A attached to these minutes). These would:

1. Add a term "secondary streets" as defined by dictionary.
2. Add text reading "the intention is to continuously obscure the view onto the overlay land use up to 6' high perpendicular to the fence or wall across the right of way."
3. Include a requirement that signage as well as lighting be shielded or directed away from abutting or adjacent residential uses.
4. Include verbiage changes in the "Transition Landscaping Requirements" section of the code to provide consistency with the changes recommended for the Transition Properties Overlay Zone Standards.

If these suggestions are approved by the Commission, an additional revision will need to be made to the Zoning Map before it moves forward to Council. There could be some exposure to a challenge over including these changes in the recommended amendments in that they were not in the proposed amendments considered during the public hearing.

Following discussion regarding a desire for further study of these suggested changes and the timing of future work before the Commission, it was decided to continue the review of Commissioner Stafford's suggested changes on the Transition Properties Overlay Zone and Transition Landscaping Requirements to the Commission's next regular meeting on August 19. Consideration of Resolution 2015-02 will take place at that meeting as well.

7. Discussion: Tree Retention Code Amendments (7:57)

Principal Planner Boers provided background on this item.

Commission discussion and comments included:

- Commissioner Stafford finds the language being proposed by staff is far more workable than what is in place now. Per Commissioner Stafford's request, his attendance for the rest of the evening was excused.
- Buffers (L2) required in transition zones are landscape or planted buffers, but are not tree retention buffers. Not very many transition zones would be heavily forested.
- Establishing different size thresholds for regulating evergreen versus deciduous trees depends on whether the community wants to protect one type of tree more than the other type. It is fairly common to NOT differentiate.
- Discussion of the difference between a collective canopy and a total canopy was held.
- Perhaps the code could require preservation of a percentage of the total cross sectional area. This would favor large trees.
- A public hearing will need to be held on this item.
- Commissioner Paulson feels that 12 inches for all trees is too big.
- Commissioner Xenos likes the 9 inch (deciduous) and 12 inch (evergreen) approach.
- Commissioner Smith feels that having different options for preservation depending on what is happening on specific sites is a good option.
- Further review of proposed redline amendments can occur at the August 19th meeting.

8. Staff Comments (8:35)

Commissioners Smith, Paulson and Boykin are planning to attend the Joint Planning Commission/City Council Study Session on the Comprehensive Plan Amendments on August 17th. Commissioner Xenos is unsure at this time.

9. Commission and Liaison Comments (8:36)

Commissioner Xenos recommended the Public Safety Daytime Community Academy. Commissioner Smith enjoyed the Sun Fest and stated that the City did a good job on this event. Commissioner Boykin enjoyed the event as well.

10. Adjourn

MOTION: by Commissioner Paulson, seconded by Commissioner Smith to adjourn the meeting. Motion to adjourn was approved unanimously. (8:37)

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: August 19, 2015