

Planning Commission Regular Meeting Minutes

Wednesday,
January 6, 2016
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 (arrived at 7:02)
Mr. Chris Barrett
Mr. Diogenes Xenos
Mr. Tony Paulson
Mr. Morry Stafford

Planning Commission Members Excused

Staff Present

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

3. Approval of Minutes (7:01)

Commissioner Stafford made the following suggested changes to the minutes as submitted:

Page 2, 2nd set of bullet points, the 11th bullet point add the word “allowed” between “minimum” and “square foot size”

Page 2, 2nd set of bullet points, the 12th bullet point change to read “There was discussion about the properties that would be affected by the transition landscaping.”

MOTION: by Commissioner Xenos and seconded by Commissioner Paulson to approve the minutes of December 16, 2015 as amended. Motion passed.

4. Public Comment (7:07)

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

5. Discussion: Housekeeping Amendments (7:07)

Principal Planner Boers reviewed information provided in the agenda packet regarding housekeeping amendments.

Discussion by the Commission covered the following topics:

- When mechanical equipment in a side yard was discussed, was there an agreement that the applicant needs to ensure that the equipment stays within noise requirements? Director Swindale stated that the Zoning Code is strictly regulatory, not advisory. The consensus of the Commission is that this is not the proper place to address this issue. Commissioner Stafford disagreed. Staff will review this issue further and consider where in the Code concern about noise should be placed.
- Staff continues to review transition zones and their applicability to multi-family housing. A report will be brought forward at the next meeting. Commissioners discussed whether multi-family housing is an appropriate place to attach protection.
- Setbacks, L1 landscaping requirements, and use tables are ways that compatibility of neighboring uses is dealt with.
- Bringing multi-family into the L1 landscaping requirements seems to be beyond the spirit of housekeeping requirements.
- Commissioner Barrett expressed his disagreement with the language that has been suggested by a commissioner that affects that commissioner's personal property. Commissioner Stafford stated that he has adequate buffer on his property, but he is advocating for other properties in his neighborhood that have been negatively impacted.
- Commissioner Quisenberry responded to Commissioner Barrett indicating that the Commission would be diligent and unbiased in assessing buffers in general. If there is a perceived conflict, Commissioner Stafford can choose to recuse himself. Commissioner Quisenberry believes that given the potential for future upzoning, making sure residents are adequately protected from negative impacts is highly important.
- Several terms are used to discuss floor area and it would be helpful to have them defined to clarify. Staff will explore this further before the next meeting.

Changes in the Wireless Telecommunications Facilities Regulations were then covered by Principal Planner Boers.

Discussion by the Commission covered the following topics:

- Item 4 on page 42 was deleted to avoid redundancy and because the conditional use public facilities permit no longer exists.
- Questions presented on page 45 were discussed. Placement of antennae was discussed as well as the allowed height.
- These regulations were written in 1996. The height restrictions are based on aesthetic concerns, not any new science regarding safety of possible emissions.
- Director Swindale suggested that the height in POS be kept at 60' and in MUM allow the same height as is currently allowed for buildings in that zone.

Community Commercial Zone Standards and Guidelines were covered by Principal Planner Boers.

Discussion by the Commission covered the following topics:

- "Prohibited Uses" section seems not necessary here, rather it is a zoning regulation. Review also temporary and seasonal uses section.

6. Staff Comments (8:43)

No staff reports.

7. Commission and Liaison Comments (8:43)

Christopher Platt, the Economic Development Commission liaison, provided updates on the most recent business license reports. Charles and Terry Gourmet Chinese Restaurant will hold a grand opening on January 15. They are located on 19th ad Bridgeport.

Commissioner Boykin expressed happy New Year tidings to all.

8. Adjourn

MOTION: by Commissioner Boykin, seconded by Commissioner Quisenberry to adjourn the meeting. Motion to adjourn was approved unanimously. (8:54 p.m.)

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as amended: January 20, 2016