

Planning Commission Regular Meeting Minutes

Wednesday,
March 16, 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** Chair Quisenberry called the meeting to order at 7:00 p.m. (7:00)

2. **Roll Call (7:01)**

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair (arrived at 7:14 pm)
Mr. Chris Barrett
Mr. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson

Planning Commission Members Excused

Staff Present

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

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

MOTION: by Commissioner Boykin and seconded by Commissioner Graybill to approve the minutes of the March 14, 2016 Planning Commission meeting as submitted. Motion passed.

4. **Election of Commission Officers (7:41)**

The Commission opted to wait until Commissioner Smith arrived before electing officers.

Commissioner Quisenberry was nominated to hold the position of Planning Commission Chair. The nomination was passed unanimously

Commissioner Smith was nominated to hold the position of Vice Co-Chairs 1. The nomination passed unanimously.

Commissioner Boykin was nominated to hold the position of Vice Co-Chairs 2. The nomination passed unanimously.

5. **Public Comment (7:03)**

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

6. Public Hearing: Critical Areas Update (7:03)

Principal Planner Boers reviewed information provided in the agenda packet regarding the critical areas update. Additional changes were distributed at the meeting and all are attached to these minutes.

Commission comments and discussion covered the following points:

- There is scientific basis for the change of numbering system for the table on page 8. Because there is no wetland biologist on staff, applicants for developments that may include a wetland are required to provide a wetland delineation and categorization report. The City typically hires a wetland biologist to perform a peer review of the initial report and subsequent analyses and recommendations.

There was no public comment on this item.

Motion by Commissioner Graybill and seconded by Commissioner Barrett to recommend to City Council the proposed amendments contained in the March 16, 2016 draft based on the proposed findings and conclusions provided in the March 16, 2016 staff report.

Commissioner Paulson presented a page of wordsmithing (attached to these minutes). Following discussion, a revised amendment was proposed to change item 7b to read "the slope is the result of human activities".

Chair Quisenberry called for a vote to approve changing item 7b to read "The slope is the result of human activities." The motion to amend as stated passed.

The Commission then voted to approve the proposed amendments as amended per the March 16, 2016 revised draft based on the proposed findings and conclusions provided in the March 16, 2016 staff report. The motion passed.

7. Discussion and Consideration: Miscellaneous Zoning Amendments (7:43)

Principal Planner Boers reviewed the material included in the agenda packet for this item.

Commission comments and discussion covered the following points:

- Under the definition of Inoperable Vehicles, the word "apparently" allows some discretion for enforcement work and puts the burden on the owner.
- This definition does not address the issue of appropriate and current licensing.
- The lack of tabs does not make a vehicle inoperable.
- The definition defines inoperable by the term inoperable.
- This definition comes from Title 9 Nuisance Code under Junk and Inoperable Vehicles. Staff will check this definition with the UP court.
- Under Detached Accessory Structures item 1d (only if located in a rear or side yard set-back), the 10 foot wall plate is probably not tall enough for an RV.
- The change on page 25 allows the garage to be up to 5 feet taller than the principal structure.
- The changes do not meet the attempt to allow a garage that would accommodate a tall motor home. This item needs to be reviewed again by staff.
- Commissioner Quisenberry suggested requiring the location of an accessory building moved a foot further into the setback for each additional foot of height requested.
- On the issue of Transition Landscaping in commercial zones next to multi-family development, the Commission is waiting for more information from staff before coming to a decision.
- The transition landscaping should be tied to rezones, not just be a general policy. The mayor and mayor pro tem are amenable to adding this item, as well as floor area ratio, as issues to study later in the year.

- Community Commercial Zone Design Standards, page 54. Prohibited Uses – A1 – remove. Continue to prohibit bars and nightclubs, define these terms. Discussion followed. The original intent of this item was to protect the adjacent residential properties from loud music and rowdy customers and establishment patrons congregating in the area. If these goals are still valid, it is important to shift the prohibition to the Use Table. Replace “bar” with “tavern”. Staff will review this wording.
- Community Commercial Zone prohibits dollar stores, thrift stores.
- The Subarea Plan process will result in more discussion of zones and uses.
- Commissioner Paulson asked about the resolution of the issue noted in the minutes regarding kiosks and access. Information kiosks must be accessible from all sides.

Motion by Commissioner Boykin and seconded by Commissioner Paulson to extend the meeting for 15 minutes. The motion passed. (8:55)

- Additional changes – Miscellaneous Zoning Code Amendments - page 2 – Language has been inserted in several locations referencing enforcement provisions in a new chapter 1.30.
- Similar references to the new chapter 1.30 have been added to the telecommunications chapter.
- Commission consensus is to move forward to public hearing and finalize the remaining items at that time.

8. Discussion: Sign Code Amendments

The Sign Code amendments will be discussed at the next meeting.

9. Staff Comments (9:00)

Director Swindale provided an updated copy of the Sign Code (attached to these minutes) and updated information from the City Attorney about the recent decision for Reed vs. Town of Gilbert. Courts have declined to apply Reed to commercial free speech, only to non-commercial free speech. The City Attorney advised to make amendments that are helpful to make the Code content neutral, but there is no need to change the overall intent of the Code until the dust settles from the court case.

10. Commission and Liaison Comments (9:04)

None. – Chair Quisenberry will be absent the April 6th meeting.

11. Adjourn

MOTION: by Commissioner Graybill, seconded by Commissioner Barrett, to adjourn the meeting. Motion to adjourn was approved unanimously. (9:06 p.m.)

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as amended: April 6, 2016