

## Planning Commission Regular Meeting Minutes

Wednesday,  
October 5, 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 (7:03)**

Chair Quisenberry called the meeting to order.

### **2. Roll Call (7:00)**

#### **Planning Commission Members Present**

Mr. Cliff Quisenberry – Chair  
Mr. Frank Boykin – Co Vice Chair  
Mr. Chris Barrett  
Mr. David Graybill  
Mr. Ken Campbell  
Mr. Tony Paulson

#### **Planning Commission Members Excused**

Mr. Steve Smith – Co Vice Chair

#### **Staff Present**

David Swindale, Director, Planning and  
Development Services  
Jeff Boers, Principal Planner

### **3. Approval of Minutes (7:03)**

**MOTION: and second to approve the minutes of the September 7, 2016 Planning Commission meeting. Motion passed.**

### **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: Comprehensive Plan Map Amendment for Chambers Landing (7:04)**

Principal Planner Boers reviewed the staff report and attachments for this item as found in the agenda packet. Conceptual design renderings and technical studies have been submitted by the applicant (attached to these minutes). He announced that the project architect, David Boe is present at the meeting, as is Cynthia Kennedy, the applicant's agent.

At this time, Mr. Boe and Ms. Kennedy addressed the Commission regarding the Chambers Landing proposal. Ms. Kennedy stated that they are hoping to rezone the property to provide a more transitional area between the single family residential areas and the

commercial properties. The proposed high-end, attractive, moderate density development is proposed to make the development more compatible with the single family area that borders it. There will be twelve buildings clustered around a common, single driveway. This will focus the activity and any noise or light inward. A robust tree buffer will be retained around the perimeter. Buildings will be stepped into the hillside to minimize building profiles, with parking partially underground. The traffic impact analysis was done in response to concerns raised at the last meeting regarding impacts to 67<sup>th</sup>, and takes into account not only Chambers Landing but the 16 new single family homes being constructed. The Analysis concludes that there will be no significant traffic impact in the area.

Mr. Boe explained how the buildings themselves act as retaining walls. All units are at grade or above. The parking is all in-garage except for visitor parking which is near the main entrances to each unit. Views are preserved as the main rooflines run parallel to the slope. Mr. Boe presented slides showing renderings of the project.

Commission discussion include the following issues:

- Buffers were of concern. There is robust tree retention. 75% to 85% of the mature trees will be retained in the buffer.
- These are intended to be sold rather than rented. Price point will be medium to high.
- This project would be allowed to be gated.
- Interior trees on this site will probably not be good specimens. May be better to take trees down and plant replacements.
- Two considerations by the Planning Commission: the “slippery slope” – once a property is rezoned for higher density, surrounding properties are more easily densified; and does this negatively impact other residents now.
- The definition of “unstable” is very specific. The report is to indicate that the areas with 33% slope (2 areas) is not at hazard for landslides.
- Traffic Impact Analysis – concern about the use of rates. What are the assumptions about the resident population? Traffic Engineering manual indicates rates based on studies. Commissioner Paulson will send his specific questions to Director Swindale, who will have the questions reviewed by our engineering department. Would like to see volume as well as rates. There is no likelihood that traffic mitigation will be required.

## **6. Discussion: Zoning Review for Marijuana Uses (8:02)**

Director Swindale provided background on this issue. Circumstances have changed enough in the marijuana industry in the state of WA that the City Council has revisited the issue of marijuana uses. Resolution 817 asks the Planning Commission to review and provide recommendations regarding: additional zones (for production, processing and retail sales); any reduction of buffers where allowed by state law; and should such uses be subject to a conditional use permit, or be outright permitted. A recommendation is requested in the next 60 days. The City Council has amended the Planning Commission’s annual workplan to include this review of zoning for marijuana uses.

Director Swindale reviewed changes that would be made to allow additional zoning for marijuana uses.

Commission discussion include the following issues:

- If this use is added to the collapsed mixed use definition, a rezone from mixed use office to mixed use would allow marijuana uses.
- Do cooperatives need to be defined as an accessory use for residential specifically?

- State use allows collectives to be located in single family residences. This is another consideration to be looked into.

The state has currently assigned one retail outlet to University Place but there is no limit on the number of producers and processors that can be located in the city. They have already selected a preferred licensee, who has a pending lease behind a tax accounting office on 27<sup>th</sup> Street.

The state liquor and cannabis board assigns the number of stores allotted to each City. If University Place changes zoning requirements, it is possible that additional stores could be allowed.

**7. Staff Comments (8:36)**

November 2 will be the public hearing regarding the Chambers Landing amendment request.

**8. Commission and Liaison Comments (8:36)**

Commissioner Paulson made a comment at the Monday Council meeting indicating that last week the first University Place bicycle and pedestrian count occurred under the auspices of the WA State Department of Transportation. He asked the Council for City resources to recruit volunteers for next year's count.

Chair Quisenberry thanked both Vice Chair Boykin and Vice Chair Smith for taking over for him in the last few meetings he was unable to attend.

**9. Adjourn (7:48)**

**MOTION: to adjourn the meeting was seconded and approved unanimously. (8:40)**

Submitted by:

Becky Metcalf, Project Assistant  
Community and Economic Development

Approved as amended: December 7, 2016