

Planning Commission Regular Meeting Minutes

Wednesday,
January 18, 2017
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.

2. Roll Call (7:00)

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Chris Barrett
Mr. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson

Planning Commission Members Excused

Mr. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair

Staff Present

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

3. Approval of Minutes – December 7, 2016 (7:00)

MOTION: by Commissioner Graybill and seconded by Commissioner Barrett to approve the minutes of the December 7, 2016 meeting as submitted. The motion was approved unanimously.

4. Public Comment (7:01)

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: Zoning Review for Marijuana Uses (7:01)

Director Swindale reviewed the staff report and attachments for this item as found in the agenda packet. This is the third Planning Commission meeting on this topic. At the last meeting, a straw poll resulted in 3 commissioners against lifting the current ban on marijuana uses in the City, and 2 in favor of it.

Commission discussion included the following issues:

- The current 1,000 foot buffers preclude the location of marijuana uses in the light industrial zone. Those buffers serve to prohibit uses in this zone without banning the uses outright.

Director Swindale stated to participate in revenue-sharing, a jurisdiction cannot prohibit marijuana retailing, processing or producing; otherwise it is ineligible.

Commission discussion included the following issues:

- The Planning Commission consensus is to require a Conditional Use Permit for any of the three uses -- retailing, processing and producing.
- Retail is the face of the marijuana issue. Producers and processors are more hidden. Commissioner Paulson recommends the allowance of producers and processors in the light industrial zone with a 100 foot buffer assuming that security and odor are controlled.
- Chair Quisenberry is supportive of any uses that may bring new industry to the light industrial zone.
- Commission consensus is to maintain the 1,000 foot buffers for retail, and allow producers and processors in the light industrial zone subject to a 100 foot buffer limitation. Any permit would be conditioned.
- February 1 2017 will be the public hearing. Chair Quisenberry stated that it has been the Planning Commission's practice to receive public comment and then take time to consider the input, making a decision at the following meeting. Director Swindale will take this information back to the City Council, as there was a 60-day time period to complete Commission review and action on this issue and this process will exceed the 60 days.
- Following further discussion, Commission consensus is to make a decision the night of the hearing.
- Odor containment would be a requirement for producers and processors as well as retail.

Director Swindale presented information regarding cooperatives.

Commission discussion included the following issues:

- If the State moves to allow individuals to grow up to six plants for personal use, then the City would review its codes.

Christy Stanley, holder of a state business license for Chambers Bay Cannabis Company and several other marijuana shops in Washington State, provided information about individual growing of marijuana, as well as cooperatives.

There is a ban on marijuana uses in the City, and whether that ban affects cooperatives would require a judgement by the City Attorney.

Commissioners are fine with applying the requirements placed on cooperatives by Tacoma, as presented as part of the agenda packet material for this meeting, to University Place.

Reduction of buffers from 1,000 feet to 100 feet in the light industrial zone would provide opportunity for a producers or processors. This is a Commission consensus.

6. Study Session: Proposed Comprehensive Plan Map and Zoning Map Amendment (8:10)

Principal Planner Boers reviewed the information found in the agenda packet for this item. He presented slides showing current and proposed designations and zoning requested.

Commission discussion included the following issues:

- An easement to provide emergency vehicle access through the site to UP Care Center does not appear on any maps, as the location has not yet been identified.
- According to the City's Fire Code Official, an additional easement and physical access to and from the Care Center would be advantageous should there be a major event requiring evacuation of the Care Center.
- Locations of other commercial or mixed use zones along Bridgeport were pointed out by Principal Planner Boers.
- The Commission expressed concern about the potential impact to neighbors of the property. Changing the zoning of this site could become a slippery slope leading to future requests.
- The City Council sponsorship of this amendment as opposed to the property owner applying for the plan amendment and rezone was discussed.
- Emergency access to the UP Care Center seems to be a dubious public benefit for justifying the rezone.
- If the City is to grow economically, these are the areas where property will need to be up-zoned. This seems to be a better and more valid argument than the easement.
- Commissioner Paulson expressed the following concerns:
 - First item on the proposed resolution states that these parcels are impractical as residential lots. He cited several examples of single family houses that abut Bridgeport and are similar to this parcel.
 - There is no conceptual plan, and any plan can be changed after amendments are approved. There are many uses allowed in the zoning classification requested that are undesirable, such as a group facility for offenders.
 - Other commercial parcels on Bridgeport Way are in the Regional Growth Center, and this parcel is not. Future requests to rezone other parcels should this request be approved may jeopardize the Regional Growth Center designation.
 - Providing additional Mixed Use Office would be a disincentive to further development within the Regional Growth Center, which already contains many vacant mixed use office spaces.
 - The re-designation of these parcels is too high a price to pay for the additional emergency access provided to UP Care Center. There are other ways to open up options to the property owner.
 - If the easement is a compelling reason, the City may be interested in purchasing the easement.
- Commissioner Graybill expressed reluctance to zone any other property commercial when there is vacant commercial property in the City's core.

7. Staff Comments (8:47)

Director Swindale reported that he presented a draft Planning Commission work plan to the City Council the previous evening (January 17th). Nothing is currently scheduled in the Commission's work plan for the fourth quarter, but Council may have future assignments for the Commission. The Planning Commission's work plan will appear on the Council's next meeting agenda for approval.

City Council is considering the possibility of consolidating the City's other three commissions

into a community advisory committee.

8. Commission and Liaison Comments (8:51)

Chair Quisenberry will miss the first meeting in February. He thanked Commissioner Smith for chairing in his absence in December.

Chair Quisenberry acknowledged Commissioner Barrett's years of service on the Planning Commission, as this is Commissioner Barrett's last meeting as a Planning Commissioner.

Director Swindale stated that Commissioner Barrett served originally as a member of UPAC – created by Pierce County as a Planning Commission for University Place when it was still an unincorporated part of the county.

The Chambers Landing amendment process is moving forward, with the rezone having gone through the Hearings Examiner's public hearing process. Both the Examiner recommendation on the rezone and the Planning Commission recommendation on the Plan map amendment will be presented to Council in early February with a decision probably rendered by March.

9. Adjourn (8:25)

MOTION: by Commissioner Paulson and seconded by Commissioner Barrett to adjourn the meeting was approved unanimously. (8:56)

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: February 1, 2017