

Planning Commission Regular Meeting Minutes

Wednesday,
March 1, 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 (7:01)

Chair Quisenberry called the meeting to order.

2. Roll Call (7:04)

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair (arrived 7:07)
Mr. Steve Smith – Co Vice Chair
Mr. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson

Planning Commission Members Excused

Staff Present

Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

3. Approval of Minutes – February 15, 2017 (7:01)

MOTION: by Commissioner Smith and seconded by Commissioner Graybill to approve the minutes of the February 15, 2017 meeting as submitted. The motion was approved unanimously.

4. Public Comment (7:02)

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. Public Hearing: Fred Axe Zoning Map Text Amendment (7:02)

Principal Planner Boers reviewed the staff report and attachments for this item as found in the agenda packet.

Commission discussion covered the following issues:

- The wording of the proposed footnote, which would affect both the 20 houses that are currently nonconforming, and Mr. Axe's property.
- Only code-required notification was done for the public hearing; other property owners were not directly notified.

Chair Quisenberry opened the Public Hearing on this topic. (7:11)

Fred Axe, 10023 98th Street SW, Lakewood – applicant and affected property owner, concurs with staff report.

There being no other comments from the public, the public hearing was closed.

Commission discussion covered the following issues:

- Chair Quisenberry expressed concern that a property owner could have built a commercial property assuming that the entire area would eventually become commercial. He wants to ensure that existing commercial property owners will not be hurt by this amendment. Principal Planner Boers indicated that he was not aware that any such properties in the area would be negatively affected.

MOTION by Commissioner Smith and seconded by Commissioner Graybill to accept Planning Commission Resolution 2017-01 as written. Motion passed unanimously.

6. Consideration: 54th & Bridgeport Comprehensive Plan Map and Zoning Map Amendments (7:18)

Principal Planner Boers reviewed the information found in the agenda packet for this item.

Commissioner discussion included the following:

- Staff has worked Commissioner comments from the previous meeting's discussion of this topic into the "whereas" statements and findings.

MOTION: by Commissioner Paulson and seconded by Commissioner Graybill to accept Planning Commission Resolution 2017-02 as written. Motion passed unanimously.

7. Approval of Resolution to City Council Regarding Zoning Requirements for Marijuana Uses (7:21)

Commissioner discussion included the following:

- Councilmembers wishing to get a better understanding of what transpired at the February 1st public hearing can listen to the meeting recording to hear all public comments.

MOTION: by Commissioner Graybill and seconded by Commissioner Smith to accept Planning Commission Resolution 2017-03. Motion passed 5 to 1. (Commissioner Campbell was the dissenting vote).

8. Staff Comments (7:23)

None.

9. Commission and Liaison Comments (7:24)

Commissioner Paulson attended the *Downtown on the Go* forum on transportation accessibility and affordability and he distributed a news commentary by Matt Driscoll that covered similar issues. He reported that the next forum will be held March 31 at noon. Contact Commissioner Paulson if interested in attending for more information.

Chair Quisenberry reported that there will be a Short Course on Local Planning on March 30, 2017 at the City of Kent if any Commissioners are interested in attending.

10. Adjourn (7:28)

MOTION: by Commissioner Boykin and seconded by Commissioner Kent to adjourn the meeting. The motion was approved unanimously.

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: April 5, 2017