

Planning Commission Regular Meeting Minutes

Wednesday,
July 19, 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. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair arrived 7:06 pm
Mr. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson
Ms. Tonya Mushallo

Planning Commission Members Excused

Staff Present

David Swindale, Director, Planning and
Development Services
Becky Metcalf, Project Assistant
Matt Kaser, City Attorney (attended for first 5
minutes only)

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

MOTION: by Commissioner Graybill and seconded by Commissioner Mushallo to approve the minutes of the June 7, 2017 meeting as submitted. The motion was approved.

4. Public Comment (7:01)

There was no public comment.

5. Introduction – Matt Kaser – new City Attorney

Mr. Kaser introduced himself and spoke a bit about his background.

6. Regional Growth Center Update (7:02)

Director Swindale gave an update as to recent activities of the Subarea Plan Ad Hoc Committee. At the June committee meeting, Finis Ray from the consultant firm Otak provided input that was received at the May 31 public workshop. Mr. Ray provided those comments for the Commission tonight, and this was distributed at Attachment 1a. Mr. Swindale reviewed this document.

Commission discussion covered the following:

- Is “low impact” development mentioned in the Growth Management Act? It is required in stormwater regulations.
- The ad hoc committee provided input to the consultants at the June meeting, and those comments will also be folded into the subarea plan.
- There is a need to encourage more people to take the survey regarding building styles.

Director Swindale reviewed results of the survey to this point.

Commission discussion covered the following:

- Corners are not a good place for commercial buildings with residential uses included. Consider allowing more commercial than residential on intersections because of the noise.
- Anything with a courtyard down the middle or walkway between, allowing some light in between buildings would be preferred.
- Second page, top row, middle image appears to include residential uses in EMU-70. The decision to allow residential in EMU-70 has not been made yet.
- Light industrial uses are not very compatible with residential uses.
- Not much obvious parking or open space is reflected in the images.
- Balancing parking between residents and workers-customers in a mixed use project is important.
- The consultants have heard the concerns about parking, and hopefully this will be addressed by their plan.
- Be sure to prohibit parking only uses.
- The survey is to inform the City regarding what people are willing to accept in their community. Height and density have not been looked kindly on in the past.
- More parking will be important, and also increased transit.

7. Sign Code (7:43)

Director Swindale reviewed information included in the agenda packet for this item. He reported that the City Council reviewed the Planning Commission recommendation on the sign code. Our new City Attorney believes that our sign code needs to come into compliance with Reed vs. Gilbert.

The City of Snellville, Georgia has amended their sign code to be compliant and that code is provided in the agenda packets for the Commission for review.

Size, location, construction, and duration are the type of things that can be regulated by the sign code. The sign code for the City of Sammamish has been adopted with changes for compliance with Reed. It does include a differentiation between non-commercial and commercial signs. Mill Creek has amended their code to be Reed compliant, however, it is still draft and has not been adopted yet.

Commission discussion covered the following:

- Eliminating content in regulation is difficult to do.
- MLS provides requirements for real estate signs.

Director Swindale distributed copies of a matrix with different kinds of signs, their allowed size, location and duration (Attachment 2). This is from the City of Sammamish.

Director Swindale will work with the City Attorney to provide more information regarding the

necessity of compliance with Reed vs. Town of Gilbert for the next Planning Commission meeting.

Commission reviewed the Planning Commission recommendations that were made to Council.

Commission discussion covered the following:

- Wayfinding signs may be archaic and useless with navigation applications.
- Should the burden be on the City to make wayfinding signs? If this is included as a goal, then there needs to be more detail on it.
- Strike 19.75.010 – I and add to the end of H “and other locations”.
- Possibly define different levels of temporary signs.
- Open house sign regulations do not seem to be Reed compliant.
- Suggest that private property is allowed a total of 2 signs, regulated by size and duration.

8. Staff Comments (8:40)

Ms. Metcalf reported that Chris Pratt resigned from the Economic Development Commission this week. Mr. Pratt had served as the Economic Development Commission liaison to the Planning Commission.

Ms. Metcalf asked Commissioners to indicate if they would be able to attend a joint meeting of the City Council and all Commissions on Monday, September 18 at 6:30 p.m. All indicated they were available except for Mr. Quisenberry and Mr. Boykin. Their attendance is questionable at this time.

9. Commission and Liaison Comments (8:42)

None.

10. Adjourn (8:42)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: August 2, 2017