

**City of Puyallup
Planning Commission
Puyallup City Hall – Council Chambers
March 12, 2014
7:00 PM**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

PLANNING COMMISSIONERS PRESENT: Chair Steve Hastings, Vice-Chair Chris McNutt, Clay Ciolek, Curt Gimmestad, Nancy Johnson, Shelley Krashowetz, Leon Leonard

PLANNING COMMISSIONERS ABSENT:

STAFF PRESENT: Development Services Director – Tom Utterback; Senior Planner – Katie Baker; Administrative Secretary – Michelle Ochs

The meeting was called to order at 7:00 p.m. A quorum was established.

ELECTION OF OFFICERS 2014-2015

Mr. McNutt nominated Mr. Hastings for the position of Chair and Ms. Krashowetz seconded the nomination. The Planning Commissioners voted, and Mr. Hastings was elected as Chair unanimously.

Mr. Gimmestad nominated Mr. Leonard for the position of Vice-Chair and Ms. Johnson seconded the nomination. The Planning Commissioners voted, and Mr. Leonard was elected as Vice-Chair unanimously.

APPROVAL OF THE AGENDA

Ms. Johnson moved to approve the Agenda. Mr. Ciolek seconded the motion. The commissioners unanimously approved the agenda.

CONSIDERATION OF THE MINUTES

February 19, 2014

Ms. Krashowetz moved to approve the minutes as written, Ms. Johnson seconded the motion. The motion passed 6-0 with an abstention from Mr. McNutt.

AGENDA ITEMS

Shaw Pioneer Overlay – Introduction (Recording start time 05:19)

Mr. Utterback introduced the Shaw Pioneer Overlay (SPO) for the Commissioners by giving an extensive overview of major recent events in that area, the past zoning ordinances pertaining to the overlay, the formulation and standards of the overlay, and a comparison of the current site design standards to the corresponding zone standards.

There was some discussion on how the overlay applied to allowable uses, particularly gas stations, as well as a clarification of the overlay standards for setbacks and whether the distance applied to the use or the property line. Mr. Utterback pointed out three key questions from the staff report to the Planning Commissioners, and then briefly explained the options for how the Planning Commission could move forward with this topic.

There was discussion on the how the overlay affects future uses on the property (for ex: the current building is demolished, and how that use would be reestablished under the SPO). Mr. Gimmestad asked for clarification between the CG (General Commercial) and the CB (Community Business) zones, and commented on how the CMX (Community Mixed Use) was very similar to the proposed overlay.

Mr. Ciolek asked for some additional information from staff including citizen comments from the January 28th City Council meeting and the pre-annexation development agreements mentioned in staff documents. Mr. Ciolek also asked questions about further annexation in the area, and the proposed parking plans by Sound Transit.

Mr. McNutt voiced concerns about the SPO and stated that he is opposed to this overlay, which he feels is too restrictive to development. Mr. McNutt then made a motion to not extend the overlay and to remove the current overlay from code. Ms. Krashowetz seconded the motion. Mr. Utterback commented that in order for the Planning Commission to make a recommendation to City Council on a code amendment, the Planning Commission has to first hold a noticed public hearing, and how tonight's session was not noticed as a hearing Mr. McNutt then amended his motion to recommend a public hearing be held to remove the overlay; Ms. Krashowetz seconded the amendment.

Mr. Hastings talked about his review of other existing overlays in city code, and stated that he feels that applying an overlay over the top of existing zoning is restrictive and inconsistent, particularly in regards to the CMX zone, which he feels is very restrictive already. He also commented that there is less clarity for owners of these properties regarding the development of their property, and he is opposed to extending the overlay.

Ms. Johnson asked a question regarding landscaping requirements of the ML (Light Manufacturing) parcels with or without the overlay, Mr. Utterback required that there is a 25 foot setback along street frontages with the overlay and a 12 foot landscape buffer along most streets in the ML zone.

Mr. Leonard stated that he felt the motion dismissing the overlay is premature, that the Commission should continue their discussion until all questions have been answered, and to then provide a recommendation to City Council. Mr. Gimmestad stated a similar opinion that there may be Commissioners that would like extra time to review this topic and have any additional questions answered before being comfortable with making a recommendation.

Mr. McNutt withdrew his motion, noting some of the other Planning Commissioners hesitation in just dismissing the overlay outright. He commented that he still feels that the overlay will be of no use, especially to developers who have already spend time and money trying to develop on those properties to no avail. Mr. Ciolek stated that he supports spending more time discussing the overlay and receiving further information from staff.

There was some discussion regarding the scheduling of more work sessions for this topic, and the timeline staff is looking at, based on the City Council moratorium expiration, for a public hearing and recommendation to City Council. Mr. Hastings suggested that Commissioners submit any questions of requests for more information to staff by March 28th. Mr. Hastings also commented that reaching out and inviting these property owners to come to the meetings/and or provide written comment, especially pertaining to possible projects happening in the area, is important. Mr. Utterback pointed out a number of the directly affected property owners in attendance at this meeting.

OTHER COMMISSION BUSINESS (Recording start time 02:00:02)

Mr. Utterback mentioned that the Planning Commission will be holding a hearing during their next meeting on March 26th on the updated SMP (Shoreline Master Program). (Planning Commissioners received a copy of the draft SMP at this meeting.) Mr. Utterback also gave a current update on the status of I-502 (Recreational Marijuana Use) consideration at City Council.

CITIZEN COMMENTS (Recording start time 02:01:53)

Mayor John Knutsen – Mr. Knutsen welcomed the returning Planning Commissioners and thanked them all for their service.

Gil Hulsman – 400 S. Meridian – Mr. Hulsman spoke on behalf of property owners outside or near the potential overlay area, questioning the vision of the proposed overlay and encouraging Commissioners to continue to engage the property owners in these discussions. He also encouraged the Commissioners to change the zoning of these areas if they feel it is inappropriate, instead of adding an overlay on top of it.

Tom Maskell – Mr. Maskell agreed with Mr. McNutt's opinion of the overlay and stated that he really doesn't understand the purpose for the overlay in that area.

ADJOURNMENT

The meeting was adjourned at 9:09 p.m.