

**City of Puyallup
Planning Commission
Puyallup City Hall – Council Chambers
July 24, 2013
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, Commissioners Aaron Couch, Curt Gimmestad, Nancy Johnson, Shelley Krashowetz, Heather Shadko

PLANNING COMMISSIONERS ABSENT:

STAFF PRESENT: Development Services Director – Tom Utterback; Associate Planner – Katie Baker; Assistant Planner – Kendall Wals; Administrative Secretary – Michelle Ochs

The meeting was called to order at 7:02 p.m. A quorum was established.

APPROVAL OF THE AGENDA

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

Chair Mr. Hastings reminded the Planning Commission and citizens present that he and Vice Chair Chris McNutt had recused themselves from the public hearing at the July 10, 2013 Planning Commission meeting and that they would be recusing themselves again for the public hearing portion of this meeting. He also explained the process for the remaining Commissioners to choose a Chair pro-tem to preside over the public hearing deliberations. Mr. Hastings and Mr. McNutt then excused themselves from the Council Chambers so the public hearing could proceed. Ms. Krashowetz nominated Mr. Gimmestad to serve as pro-tem for the public hearing and Ms. Johnson seconded the nomination. The Commissioners voted Mr. Gimmestad in as the pro-tem Chair to facilitate the hearing.

AGENDA ITEMS

2013 Comprehensive Plan Amendments – Public Hearing (recording start time 02:42)
Ms. Baker gave a brief presentation on the privately initiated Comprehensive Plan amendment submitted for 2013 for the Van Lierop property at 302 33rd St SE, in which the applicant is requesting a land use change from Business/Industrial Park (B/IP) to Light Manufacturing/Warehousing (LM/W), and a zoning designation change from Business Park

(MP) to Limited Manufacturing (ML). She reviewed a map of information that had been requested at the last meeting, showing the railroad, the utility lines in the area, and the existing Foothills Trail section. In reference to a question at the previous meeting regarding possible future off ramps built off of the Shaw Road extension, she explained that there are currently no engineering plans for where exactly the roads would be built.

Ms. Baker also provided detailed background on the Planning Commission discussions from 2008 on the land use of this area, as this was also information requested at the previous meeting. She introduced into the record a citizen comment letter, a letter by the applicant, and some information by Gil Hulsmann regarding an application of an additional William's pipeline, and documentation on the heights of the PSE (Puget Sound Energy) lines in the area.

The public hearing opened for citizen comments at 7:15 p.m.

Bebe Colley – 2903 21st Ave Ct SE – Ms. Colley noted that she spoke out against high density residential in this area at one of the meetings in 2008. She was against the area being used for apartment homes and today she is against this area becoming overrun with warehouses, like Sumner or Fife. She stated that a Business Park zoning designation would bring more professional jobs to the city. She also did not like the idea of all the additional semi trucks slowing down traffic.

Ernie Bay – District 1 – Mr. Bay opposed the application because he did not want to see an industrial area with a lot of warehouses, and felt that the City should try to purchase some of the property to preserve open space for parks or soccer field use.

Dan Smith – District 2 – Mr. Smith spoke of his experience on the Planning Commission at the time of the 2008 meetings and discussions regarding the zoning of this area. He explained some of the thought processes behind the original reasons for the zoning that was chosen, and how this application doesn't meet the Comprehensive Plan criteria for a zoning change.

Tom Taylor – District 3 – Mr. Taylor pointed out that the community should have vision for the future and should not make shortsighted decisions. He would like to see open space preserved and not become another industrial area full of warehouses.

Robin Ordoñez – 2607 36th St SE – Mr. Ordoñez agreed with Dan Smith's statements, as he also was on the Planning Commission during the 2008 discussions of this area. He voiced concerns about the utilities infrastructure and the additional traffic.

Bud Metzger – District 3 – Mr. Metzger stated that he doesn't feel that the request meets the Comprehensive Plan criteria. He believes this area should be preserved and presented as a gateway to the Puyallup community, and that open space is important to the community. He expressed his approval of the two recused Planning Commissioners excusing themselves during the public hearing, and asked Mr. Gimmestad to comment on a meeting that took place at Mr. Gimmestad's place of business (and during which the applicant was also present) and whether that would create a conflict of interest for Mr. Gimmestad.

Gil Hulsmann – 400 S. Meridian – Mr. Hulsmann expanded just slightly on the information that Ms. Baker introduced to the Commissioners earlier in the meeting. Mr. Hulsmann reiterated that the private meeting that was held in June was not regarding the applicant's proposal, and that anyone with questions regarding the meeting could contact him personally about it. He also stated that he does not represent the land owner of the proposed property.

Joan Cronk – District 1 – Ms. Cronk stated that she does not feel a re-zone would benefit the City; however, the property could be preserved for open space, and she urged the Planning Commission to reject the proposal.

Merv Swanson – District 1 – Mr. Swanson stated that this property represents the last open space area in the City, and that it should be preserved for the recreational needs of the citizens of Puyallup.

Leon Leonard – District 3 – Mr. Leonard voiced his concerns over the increased truck traffic in the area if such a zoning change should occur, especially the danger that these trucks pose to bicyclists. He asked the Planning Commission to reject the proposal.

Jeff Harmer (Schnitzer West - applicant) – Mr. Harmer stated that they are asking for a rezone from one manufacturing use to another manufacturing use, pointing out that the site isn't zoned for agricultural use currently. He talked about the process they went through before submitting the application for the proposed amendment; including looking originally at a different piece of property to purchase and trying to determine how far the infrastructure reaches out into that area. He talked about the flexibility of the new zoning designation, and how it could provide more jobs to the community.

Commissioner deliberation began at 7:50 p.m.

Mr. Gimmestad responded to Mr. Metzger's previous comment by stating that he did not attend the meeting held by Mr. Hulsmann, and felt that he could act fairly and impartially; he would not be recusing himself from the public hearing deliberations.

Mr. Gimmestad stated that as a Planning Commissioner in 2008, he participated in the discussions of this area and the work that was done on the zoning designations and does not feel that he could recommend approval to the City Council without hearing what has changed in that area to support this change.

Ms. Johnson stated that there can be ways to encourage farms to continue farming with new farmers and to maintain these lands agriculturally. She does not feel that anything has changed to warrant approval of this application.

Ms. Shadko moved to deny the application, and Ms. Johnson seconded the motion. The motion passed 3-2.

Mr. Utterback explained that the City Council would be meeting on this application on September 3rd, and that they often ask for reasoning behind the dissenting votes. He said that although it is voluntary, the Commissioners with the dissenting vote might want to explain the reasoning behind their vote. Mr. Couch explained that he had read that in 2008 the owner had actually wanted Light Manufacturing as the zoning designation. He also stated that the property won't be designated open space, so there will be development on the property at some point. He felt the biggest impact would be the additional traffic, and that when development starts there will need to be an increase of roads and road development to lessen those impacts.

There was a five minute recess in which the Chair and Vice Chair were called back into the Council Chambers so the meeting could proceed with the remainder of the agenda topics.

2015 Comprehensive Plan Update – Open House Debriefing (recording start time 1:08:40)

Ms. Baker explained that the Planning Commission would be hearing a summary of the results of the open house comments and the online survey results. Ms. Baker reviewed the results, emphasizing the comments that were brought up more than once for these topics: transportation, business/employment, environment, parks/open space, design/character, and housing.

Ms. Wals gave the Planning Commissioners an overview of the survey results, with questions covering a broad range of topics such as the challenges facing Puyallup today, other desirable cities, housing choices, as well as a question asking citizens to write what they think the vision statement for Puyallup should be.

Mr. Gimmestad asked if there is a way to know whether the respondents live in or outside the city, and Ms. Baker replied that you can track them by going through each answer individually, but otherwise no. There was some discussion about survey options and what could be done differently in the future, including what other questions could be asked. Mr. Hastings commented that it would be interesting to see where Puyallup ranks nationally on these views of community vision and values.

Ms. Baker explained that staff would now be setting out to update the Foundations Element, using comments from the open house and survey to develop a vision that is short, and concise, and that the community can identify with. She explained that staff would have a draft vision statement available at the next Planning Commission meeting on August 14th, and that it will remain a draft up until the Comprehensive Plan update is nearing its finish, noting that minor modifications can still be made at the end of the process.

There was a brief discussion on how many possible respondents may live and work in Puyallup, and Mr. Hastings pointed out that one of the number one reasons for people to relocate is a change in jobs. Ms. Johnson suggested reaching out to the schools to ask students to get involved with the writing of the vision statement as a class project. Ms. Baker mentioned that staff had thought of involving students in a contest for coming up with the logo that is featured on the front of the Comprehensive Plan.

OTHER COMMISSION BUSINESS

Ms. Baker mentioned that the Parks Element is also being updated and that there will be an Open House on Thursday, July 25th, at the Community Resource Center from 5:30 – 7:30 p.m. Ms. Shadko asked about an abandoned house at 7th and 9th, stating that it is in neglect and boarded up. Ms. Baker noted that the City's Code Compliance Officer would be informed.

CITIZEN COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.