

**City of Puyallup
Planning Commission
Puyallup City Hall – Council Chambers
February 19, 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, Clay Ciolek, Curt Gimmestad, Nancy Johnson, Shelley Krashowetz, Leon Leonard

PLANNING COMMISSIONERS ABSENT: Vice-Chair Chris McNutt

STAFF PRESENT: Senior Planner – Katie Baker; Assistant Planner – Kendall Wals

The meeting was called to order at 6:58 p.m. A quorum was established.

APPROVAL OF THE AGENDA

Ms. Johnson moved to approve the Agenda. Ms. Krashowetz seconded the motion. The Commissioners unanimously approved the agenda.

CONSIDERATION OF THE MINUTES

November 13, 2013

Ms. Johnson moved to approve the minutes as written, Ms. Krashowetz seconded the motion. The minutes were approved 3-0 with abstentions from Mr. Hastings, Mr. Gimmestad, and Mr. Leonard.

January 29, 2014

Mr. Leonard moved to approve the minutes as written, Ms. Johnson seconded the motion. The Commissioners unanimously approved the minutes.

AGENDA ITEMS

2015 Comprehensive Plan Update –Foundations Element (Recording start time 02:07)

Ms. Wals talked briefly about the new formatting of this element, which includes a custom icon at the top of each page, the new image on the front page, and the proposed vision statement. There were requests for a minor language change in the Visioning Process statement, and to use bullets rather than numbering for the framework goals.

2015 Comprehensive Plan Update – Land Use Element (Recording start time 16:07)

Ms. Baker gave an overview of the update to this element since the Planning Commission last met to discuss it in November, including the finalization of population projections and the land use data table, and the incorporation of previous comments by the Planning Commission on the goals and policies.

There were minor language change suggestions requested by the Commissioners throughout the draft Land Use Element, and it was also requested that there be a clarification of the Build-out Assumptions table. Mr. Hastings asked if any of the land use designations would change with the update, Ms. Baker explained that generally they wouldn't but that staff had identified parcels that could possibly change or a split-designated parcel that could be changed to one designation.

There was some discussion regarding the section of goals and policies relating to Built Environment and Health, and there were varying opinions on whether policies should address mental well-being.

There were some suggestions to further consolidate the Residential Land Use policies, and to include some images to help show some of the concepts. There was a suggestion to use different language concerning the word "extensive" in regards to buffering in Commercial use zones; Ms. Baker noted that using softer language could open it up to too much interpretation by the developer. Mr. Leonard commented that he felt that there should be more references to bicycle trails throughout the residential and commercial land use sections. There was extensive discussion on commercial uses within residential zones, with the inventory of commercial uses in these zones being a future action item/topic of discussion for the Planning Commission.

The Planning Commission held a robust discussion regarding road service uses in the City's RGC's (regional growth centers), focused primarily on whether filling stations should continue to be prohibited in Downtown and South Hill. Ms. Baker commented that in past discussions it was felt that there was enough other zoning near the downtown area to accommodate those uses, so that they could be excluded from the pedestrian core. Other discussion of the RGC's focused on whether some of the language is too specific in nature in regards to retail uses.

There was some discussion on the Master Plans in the City (Pierce College, WSU, The Fair, and Good Samaritan Hospital) and where they fit in under Other Land Uses. Mr. Gimmestad pointed out that the agriculture section under other land uses seemed to be redundant with other policies.

2015 Comprehensive Plan Update–West Hills Neighborhood Plan (Rec. start time 01:47:05)

Ms. Wals explained that the Neighborhood Plan was established prior to annexation in 2001 to address impacts in that area. Staff has made the determination that while the neighborhood plan was helpful prior to the 2009 annexation of much of the area; there is now some redundancy of the goals showing up in other elements of the Comprehensive Plan. Staff proposes to remove this element from the Comprehensive Plan, changing the designation to LDR (low density residential), with no change in zoning. Ms. Wals explained the outreach process that included an Open House held on February 5th. Over fifty people turned out for the Open House, and overall, the community did not seem to be against this designation change or removal of the element. There was some general discussion about the original plan to have a public park within the West Hills Community, ensuring that it is still a goal in the Parks Plan

Element. The general consensus of the Planning Commission was that the element could be removed.

2015 Comprehensive Plan Update – Housing (Recording start time 01:57:24)

Ms. Baker gave a brief overview on the direction that staff is taking with the Housing Element, with a focus on what type of housing the community feels there needs to be more of in Puyallup, as was found to be the case in the survey held at the beginning of the process. There was a positive comment regarding the proposed outline for the element and a suggestion that information from the 2010 census be included in this document.

OTHER COMMISSION BUSINESS (Recording start time 02:06:52)

Ms. Baker reminded the Commissioners that this is the only meeting in February and that meetings should be back to regular schedule in March, and a brief overview of the topics they can expect to be discussing.

ADJOURNMENT

The meeting was adjourned at 9:06 p.m.