

## Planning Commission Regular Meeting Minutes

Wednesday, October 1, 2014  
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 at 7:00 p.m.

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  
Mr. Chris Barrett  
Mr. Morry Stafford (arrived 7:07 p.m.)  
Mr. Tony Paulson

**Planning Commission Members Excused**

Mr. Diogenes Xenos

**Staff Present**

David Swindale, Planning and Development  
Services Director  
Jeff Boers, Principal Planner  
Emy Genetia, City Clerk

3. **Approval of Minutes (7:00)**

**MOTION: to approve the minutes of September 3, 2014 as submitted. The motion to approve the minutes for September 3, 2014 as submitted passed unanimously.**

4. **Public Comment (7:00)**

There being no public comment on any item not appearing on the agenda, Chair Quisenberry closed the Public Comment section of the meeting.

5. **Discussion: Comprehensive Plan Update – Land Use Element (7:00)**

Director Swindale reviewed the staff report included with the agenda packet regarding the Land Use Element. This Element is coming back to the Planning Commission because the City Council, in the process of responding to a developer's request that the Council sponsor a rezone request (which they ultimately denied), felt that the City's current process to approve rezoning, which involves amending two separate maps (the Zoning Map and the Comprehensive Plan Map), seems very cumbersome.

Director Swindale presented both maps and provided Options that commissioners can consider to help reduce the cost and time involved in the rezone process. The options are:

Option 1: Take 3 mixed use zones (Mixed Use, Mixed Use-Office and Mixed Use-Maritime) and make them into a mixed use designation. Take Neighborhood Commercial, Town Center, and Commercial zones and make them into a commercial designation.

Option 2: Take mixed use and commercial zones and combine them.

Option 3: Recognize that the Town Center Zone is in fact a mixed use zone. So the Town Center would become a mixed use zone. Only the areas that are strictly non-mixed use would remain as commercial nodes.

Commission discussion and comments included:

- Concern was expressed by Commissioner Paulson about gas stations being allowed in mixed-use designated areas. He suggests that mixed use designations stay with commercial, or that the ability to put gas stations in mixed use zones should be changed. Because gas stations are not allowed in the commercial zone, Commissioner Paulson suggests that mixed use and commercial be designated together.
- The Comprehensive Plan does not dictate uses as much as the Zoning Code does.
- This effort is to streamline the process.
- The property owned by Mr. McGuire behind Fred Meyer is still showing the old designation. The Council changed the Zoning of the property, but it has not yet been amended on the Comprehensive Plan map.
- Commissioner Paulson is concerned about the ease with which gas stations can be brought in under Option 3.
- Streamlining of the process may result in less control over allowed uses.
- Commissioner Stafford feels Option 2 makes sense, but that the whole thing should be Mixed Use.
- Chair Quisenberry feels that in certain areas you want to protect residential neighborhoods.
- Commissioner Stafford said that protection can be provided through the Zoning Code.
- The Neighborhood Commercial Zone currently has several single family units within it. They are non-conforming uses, but there is a provision for them to be replaced with single family units in kind.
- Low density is R1, R2 combined. Commissioner Paulson suggests using just single- and multi-family. Moderate density does not include R-2, it is only multi-family.
- Commissioners would like to spend more time on this issue before coming to a decision on a recommendation.
- Chair Quisenberry stated that the real issue is that a rezone request could go forward without coming to the Planning Commission for a recommendation. Perhaps simply require that any rezoning request must also go through the Planning Commission for review and recommendation. The intent would be to ensure that rezones to these larger designations in the Comprehensive Plan Map go through a process where input from the Planning Commission is required.
- Commissioner Boykin expressed concern that by streamlining the process, too much influence is given to the Hearings Examiner.

Director Swindale moved to discussion of the Zoning Map. The zones to be included are not specified in the Comprehensive Plan.

Commission discussion and comments included:

- Add Town Center Zone to the list of zones to be included.
- Some policies have been moved around so that they are grouped according to topic, or combined if there were similar policies.
- Commissioner Paulson brought up the issue of consistency of terminology for either sub-areas or districts. Director Swindale stated that they will eventually be called "districts".

- Regarding Policy LU2B, identify other areas along 67<sup>th</sup>, Grandview, Chambers Creek Road, where the residential character of the arterial is to be preserved. Director Swindale suggested that these other areas can be added to Policy LU2A. LU2C and LU2B could be deleted and LU2A could be enhanced to include examples of areas that should be preserved.
- On page 7, Policy LU2D, under the discussion, 2<sup>nd</sup> line, the word "sign" should be "single".
- This is not an exclusively regional growth center related policy.
- Page 8, Policy LU3C, in the Discussion, first line, delete "in the Regional Growth Center".
- Policy LU3E should also include Neighborhood Commercial, since they are not governed by design standards.
- Make sure the name "Northeast Mixed Use District" remains consistent.
- Staff has revised capacity estimates, and the county has issued the final version of the buildable lands report. As a result, our housing capacity need is far less than originally thought. Recommendation is to forego the redesignation of properties along Orchard, and instead concentrate future growth in the Town Center and Regional Growth Center.
- Chair Quisenberry stated that it seems there needs to be some redevelopment in that area. Principal Planner Boers stated that there are two single family development projects that will be moving forward.

#### **6. Discussion: Comprehensive Plan Update – Community Character Element (8:21)**

Principal Planner Boers reviewed the materials included in the agenda packet regarding the Utilities Element. He also distributed additional information related to historic resources (attached).

Commission discussion and comments included:

- Commissioner Paulson made some formatting comments regarding font size. He commented that there are introductory paragraphs for each of the sub-sections in elements that Mr. Boers has worked on. This should be carried through the document consistently.
- Principal Planner Boers asked for Commissioner feedback Do we still need to have a separate goal related to Town Center? Should unfinished business related to Town Center be plugged into the Land Use Element?
- There is much redundancy and suggestions of some things we have already done. We need to go through and strike out what is redundant, move what we can and possible strike out this section.
- In Policy CC6A, Commissioner Stafford suggests that in the discussion, include talk about drought-resistant landscaping as this is character-defining.
- Page 7-14, there is discussion of the City guiding future residential development. Does this include single-family development? This was geared more toward new or different types of housing and how they would affect surrounding types of development.
- Commissioner Stafford stated that he would be encouraged to see some guidance from the City in terms of in-fill residential development.
- Commissioner Paulson stated that in the Discussion section on page 7-9, the terminology of the Town Center and the community commercial has not been changed yet.

Commission members are asked to review this element and be prepared to discuss it at the first November meeting.

**7. Staff Comments (8:43)**

Director Swindale reported that the month of October is National Community Planning month. The City Council will be making a proclamation at the Oct. 6 Council meeting, declaring October as Community Planning Month.

He also reported that there is a proposal for a 225 room luxury hotel built where the existing pro shop and restaurant are now at chambers Bay. It would include a number of high end amenities, and a second golf course which would allow carts, and would probably eliminate many of the public amenities.

**8. Commission and Liaison Comments (8:48)**

None.

**9. Adjourn (8:49)**

**MOTION: by Commissioner Xenos, seconded by Commissioner Boykin to adjourn the meeting. Motion to adjourn was approved unanimously.**

Recorded by Emy Genetia, Transcribed by:

Becky Metcalf, Project Assistant  
Community and Economic Development

Approved as amended: November 19, 2014