

## Planning Commission Regular Meeting Minutes

Wednesday, April 15, 2015  
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 (7:01)** Chair Quisenberry called the meeting to order at 7:01 p.m.

2. **Roll Call (7:01)**

**Planning Commission Members Present**

Mr. Cliff Quisenberry – Chair  
Mr. Frank Boykin – Co Vice Chair  
Mr. Diogenes Xenos  
Mr. Tony Paulson

**Planning Commission Members Excused**

Mr. Steve Smith – Co Vice Chair  
Mr. Chris Barrett  
Mr. Morry Stafford

**Staff Present**

David Swindale, Director, Planning and  
Development Services  
Jeff Boers, Principal Planner  
Becky Metcalf, Project Assistant

3. **Approval of Minutes (7:01)**

**MOTION: by Commissioner Paulson and seconded by Commissioner Xenos to approve the minutes of the April 1, 2015 meeting of the Planning Commission as submitted. Motion passed.**

Commissioner Paulson commended Commissioner Stafford for making an observation about the color coordination of the line segments. This has been taken care of, and the maps are much improved.

4. **Public Comment (7:02)**

Karen Kolley, 8612 29<sup>th</sup> St W, brought up information from the April 1<sup>st</sup> discussion. A change needs to be made in the GMA information (draft zoning amendments document) from the April 1<sup>st</sup> meeting identifying mixed use designations as being located on an arterial, rather than only on a major arterial.

5. **Discussion: Comprehensive Plan Update – Transportation Element Background (7:09)**

Principal Planner Boers reviewed the staff report included in the agenda packet for this item. Commission discussion and comments included:

- Page 16, Table 4-1, why is 19<sup>th</sup> and Bridgeport not on the list of intersections being compared? The intersection is partly in Tacoma's jurisdiction, and it was not included in the original comprehensive plan analysis, so there is not an ability to make a comparison between the two time periods.
- In previous documents there was level of service (LOS) information provided for intersections, and Commissioner Paulson suggested that if there is LOS and accident rate information being provided for intersections, this information should also be provided for road segments. City Engineer Ecklund will need to be consulted regarding this issue. Pedestrian and bicycle interests both play a part in level of service for road segments.
- Page 20, Sound Transit section, Route 595, which serves Gig Harbor, does stop at the Tacoma Community College transit center. Add this transit center back into the verbiage.
- Non-motorized facilities section on page 20, make sure new bike route segment constructed between 54<sup>th</sup> and Chambers Creek Road on Bridgeport is reflected. It shows up on Figure 4-7, but is not reflected in this paragraph.
- Page 30, 2<sup>nd</sup> Item – regarding Bridgeport W and 40<sup>th</sup> Street intersection, what specific improvement is being proposed? Adding another lane on 40<sup>th</sup>? Where will the space come from to accommodate this? This is another question for the City Engineer.
- Page 41, a lot of bicycle lanes and sidewalks are funded through *Safe Routes to Schools* grants. It is federal money but administered through the State.

#### **6. Discussion: GMA Periodic Review-Development Regulation Amendments (7:40)**

Principal Planner Boers reviewed the staff report included in the agenda packet for this item.

Commission discussion and comments included:

- Chair Quisenberry asked what other jurisdictions are doing with the term "single family". Are they continuing to use it or are they moving towards "single detached housing" or "single attached housing", instead. Principal Planner Boers stated that it varies, with some following the recommendations of the Tacoma Pierce County Health Department to use "single detached housing" while others have stayed with "single family".
- A decision regarding the terminology of "single family" will be tabled until all commissioners are present. The discussion concerning the insertion of a table showing design standards that apply to specific zones will also be tabled until the next meeting.

At this point, discussion of the GMA Zoning Amendments proceeded from page 19 of the document included in the April 1 meeting. Most of the proposed amendments included were non-substantive.

#### **Staff Comments (8:19)**

Congratulations to Jeff Boers, Final SMP is acceptable to the Department of Ecology, and will become effective as of April 17, 2015. Congratulations also to the Planning Commission and Ecology staff who worked on this project tirelessly. Commissioner Paulson suggested sending a letter of appreciation to those involved with the Citizen Advisory Committee who worked on this update as well. A letter will also be sent to the Department of Ecology acknowledging the excellent work done by Chrissy Bailey, assisting the City through this process.

In October 2014 the Commission discussed a suggestion from the City Council regarding making adjustments to the Zoning Map and Comprehensive Plan Map, and decided to make no changes. This discussion has gone back to the City Council, and Director Swindale will be making this presentation to the City Council this coming Monday evening. Chair Quisenberry suggested it would be helpful to have a member from the Commission at that meeting.

There were no complaints made to the City regarding the construction of the Fred Meyer Fueling Station other than one submitted by a neighboring property owner concerned about the location of the underground fuel tanks.

**7. Commission and Liaison Comments (8:24 )**

Chair Quisenberry thanked Commissioner Smith for Chairing at the April 1 meeting in Chair Quisenberry's absence.

Commissioner Boykin thanked Mariza Craig for sending out the invitation to the Whole Foods Friends and Family opening on May 5.

**8. Adjourn (8:26)**

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

Submitted by:

Becky Metcalf, Project Assistant  
Community and Economic Development

Approved as submitted: May 6, 2015