

Planning Commission Regular Meeting Minutes

Wednesday, May 6, 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 (7:00)** Chair Quisenberry called the meeting to order at 7:00 p.m.

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

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair
Mr. Chris Barrett
Mr. Morry Stafford
Mr. Diogenes Xenos
Mr. Tony Paulson

Planning Commission Members Excused

Mr. Steve Smith – Co Vice Chair

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 Xenos and seconded by Commissioner Paulson to accept the minutes of the April 15, 2015 meeting as submitted. Motion passed.

4. **Public Comment (7:01)**

There being no public in attendance, Chair Quisenberry announced that this portion of the meeting was closed.

5. **Discussion: Comprehensive Plan Update (7:01)**

Principal Planner Boers reviewed the staff report included in the agenda packet for this item. He noted that the Parks, Recreation and Open Space Element that was sent out in the packet reflects changes recommended by the Tacoma Pierce County Department of Health. The Commission reviewed the proposed changes, as summarized below:

- Page 9-10 represents an aspirational policy, which is mostly met with the exception of the southwest section of the City, close to Chambers Creek Properties.
- Wordsmith that the parks are accessible, not necessarily connected.
- Bottom of page 9-7 for Kobayashi Park, the features should read "Fishing_Wildlife Corridor".

- Condense Policy PRO1B to maintain the spirit of the policy providing accessibility, removing the ½ mile walking distance parameter. Add a phrase to the first sentence related to safe access and that parks are conveniently and safely accessible to all residents.
- Policy PRO1E – Commission concurs.
- Policy PRO1F – Commission concurs.
- Policy PRO1I – Commission concurs.
- Goal PRO3 – do not include “diverse communities”. Leave unchanged.
- Policy PRO3A – delete “meaningful”.
- Policy PRO3G –Strike “especially for youth recreation programming.” Include statement about using formal agreements at the end of the policy.
- Policy PRO3F – “Promote a working relationship between the City and schools to provide the best possible level of park and recreation services.”
- Goal PRO4 – change “ensure” to “encourage”, and keep “affordable” in the language.
- Policy PRO4C – review anti-discrimination language in Policy PRO4C.
- Goal PRO5 – Commission concurs.
- Policy PRO5B – Commission concurs.
- Goal PRO6 – change “diverse” to “entire”.

Language in all elements was previously revised to refer to single detached and attached housing instead of single-“family” housing. Proposed code amendments have been included to ensure consistency of language.

MOTION by Commissioner Paulson, seconded by Commissioner Xenos to extend the meeting 15 minutes was passed. (9:00)

Commission consensus is to keep the term “single-family” in the Comprehensive Plan. Staff will revise the Plan elements to return to the previously adopted language.

Director Swindale provided information on Centers of Local Significance. Two have been identified in University Place. If these areas are adopted as such in the Comprehensive Plan, there may be an opportunity to receive additional transportation funding. At the next meeting, Director Swindale will bring information on the requirements and maps showing the areas under consideration.

References to the Regional Growth Center in the Land Use Element describe two slightly different boundaries. This needs to be reviewed and the descriptions made consistent.

6. Staff Comments (9:07)

The City Council enacted a temporary RV ordinance extending the period in which RVs are allowed to be inhabited on private property, up to 6 per acre, and banned the use of generators.

The Zoning and Comprehensive Plan Map amendment streamline process will be coming back to the Planning Commission for additional consideration and recommendation.

7. Commission and Liaison Comments (9:12)

Chair Quisenberry thanked Commissioner Xenos for attending the Council discussion on map amendment streamlining. Commissioner Boykin expressed appreciation for the invitation to the “friends and family” evening for Whole Foods – it was a very positive event.

8. Adjourn (9:14)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: May 20, 2015