

Planning Commission Regular Meeting Minutes

Wednesday, February 19, 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 (7:13)** Chair Quisenberry called the meeting to order at 7:13 p.m.

2. **Roll Call (7:13)**

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair
Mr. Tony Paulson – Co Vice Chair
Mr. Steve Smith
Mr. Diogenes Xenos (arrived at 7:26)

Planning Commission Members Absent

Planning Commission Members Excused

Mr. Chris Barrett

Staff Present

David Swindale, Planning and Development
Services Director
Becky Metcalf, Project Assistant

3. **Approval of Minutes (7:14)**

Chair Quisenberry requested that a comment be added under the discussion of the Text Amendment for Drive-throughs to indicate that adjusting the language of the request does not address the larger issue of whether this request is in line with the design standards and vision. Ms. Metcalf also reported that a scrivener's error on pg. 4 "Business si" will be deleted.

MOTION: by Commissioner Boykin, seconded by Commissioner Smith to approve the minutes of February 5, 2014 as amended. The motion to approve the minutes for February 5, 2014 as amended passed unanimously.

4. **Public Comment (7:16)**

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

5. Comprehensive Plan Update – Land Use Element (7:16)

Director Swindale stated that the City Council has adopted the Planning Commission's workplan for 2014 and the Public Participation Program for the Comprehensive Plan Update.

To be consistent with Pierce County's direction, University Place will work toward meeting the allocation of population for University Place by 2030.

Director Swindale reviewed the changes recommended in the Land Use Element of the Comprehensive Plan as presented in the agenda packet for this meeting. On page 1-18, the shopping center referred to as Albertson's needs to be renamed. Director Swindale will do some research to see if there is a name to that Center.

Director Swindale encouraged Commissioners to discuss how we are going to accommodate the population that University Place has been allocated for 2030.

Commissioner discussion and comment included:

- What if University Place does not accommodate the population that has been allocated? Director Swindale replied that it is important to note that the City does not build housing or create jobs. However, planning policies can provide ways for this growth to take place. If the City does not plan or take action, access to transportation dollars can be negatively impacted.
- Commissioners discussed with staff how the population allocation was decided. The Puget Sound Regional Council has agreed that the 2030 population goal is 39,540 for University Place by 2030.
- "Bending the trend" will need to be done in order to accommodate this allocation because of the actual growth rate in University Place.

Director Swindale reviewed the population and housing information presented in the packet.

Commissioner discussion and comment included:

- The code allows rounding now, and that makes it more difficult to do these kinds of projections.
- Small cottage developments have higher density -- can we add this into the calculations? Yes that is an option that has not been worked into these calculations yet.
- Market assumptions are standard practice. These are conservative figures, but higher percentages could be defended. Commissioners suggested that it would be interesting to get input from local real estate agents, etc.
- Commissioners are in favor of increasing use assumptions on underdeveloped parcels to 70% and on undeveloped parcels to 80%. The effect of this change is to add another 274 dwelling units.
- There are some large pieces of property in the City and we can make assumptions that some of this property may sell in the next 15 years. It is possible that the owners of these properties with surplus land could sell it as a strategy to raise funds. This could be a separate category or be added to the "Underdeveloped Lots" category. Director Swindale is directed to look into the cemetery property and determine what their intentions may be with their dedicated property. It was suggested to include the gun club property that has previously been up for sale under "Proposed Lots" with a footnote and then show a 10% use assumption with the rest of the larger existing parcels categorized as "Existing with Low Probability of Development".
- No permanent housing could go on Chambers Bay Properties without a Master Site Plan update.
- Adjustments were suggested to use percentages of Underdeveloped Parcels.

Director Swindale will update numbers based on what was discussed this evening and will e-mail out new numbers to Commissioners.

6. Staff Comments (8:55)

None

7. Commissioner and Liaison Comments (8:55)

Chair Quisenberry apprised the Mayor of the McDonald's project. They also spoke about the 3 candidates for the current Planning Commission vacancy.

8. Adjourn (8:56)

MOTION: by Commissioner Boykin, 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: March 5, 2014