

Planning Commission Regular Meeting Minutes

Wednesday, March 5, 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 (7:05)** Acting Chair Boykin called the meeting to order at 7:05 p.m.

2. **Roll Call (7:05)**

Planning Commission Members Present

Mr. Frank Boykin – Co Vice Chair
Mr. Tony Paulson – Co Vice Chair
Mr. Chris Barrett
Mr. Steve Smith

Planning Commission Members Absent

Planning Commission Members Excused

Mr. Cliff Quisenberry – Chair
Mr. Diogenes Xenos

Staff Present

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

3. **Approval of Minutes (7:06)**

MOTION: by Commissioner Smith, seconded by Commissioner Paulson to approve the minutes of February 19, 2014 as submitted. The motion to approve the minutes for February 19, 2014 as submitted passed unanimously.

4. **Public Comment (7:06)**

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

5. **Comprehensive Plan Update – Land Use Element (7:06)**

Director Swindale reviewed past decisions on the population capacity that must be planned for by the City. He reviewed the assumptions that were changed by the Planning Commission at its last meeting as well as additional parcels that were not previously considered. Tables 1-4 and 1-5 on pages 1-25 and 1-26 of the Land Use Element portray the results of the changes suggested at the February 19 meeting. Tables 1-7 and 1-8 on pages 1-28 and 1-29 also show results of changes in the categories presented in these tables. Another 273 dwelling units need to be identified. Director Swindale stated that every 7 years the County is required to do a buildable-lands analysis. The purpose is to ensure that there is enough residential capacity for the 20 year growth period. In 2011,

when Pierce County adopted the ordinance giving UP the dwelling unit allocation, the number of housing units was also allocated. At that time, it was suggested that UP needed an additional 5,000 dwelling units. The County's numbers of persons per dwelling units is 1.53, which is much less than that outlined by the Office of Financial Management.

Commissioner discussion and comment included:

- Property owners don't need to be notified regarding assumptions made as these numbers are pure speculation of potential.

Director Swindale drew attention to the options presented on page 3 of the staff report. These are ways that additional dwelling units can be added. He reviewed each.

Commissioner discussion and comment included:

- Proposal #3 includes vacant lands and underdeveloped lands.
- Commissioners would support options that encourage density in parcels where redeveloped is desirable, for example the mobile home park. The mobile home park is classified as affordable housing, but it actually is sub-standard housing.
- Commission prefers first to go with proposal #3.
- Proposal #2 is attractive; however this has been proposed to the City Council before and the City Council has rejected it.
- Concern was expressed about re-zoning property simply to meet a number allocated by the Puget Sound Regional Council. Other desires should be at play as well. Director Swindale reminded Commissioners that any proposal from the Planning Commission will need to be vetted at a public hearing and then go before Council.
- Proposal #1 is feasible, and seems a safe place to make this change because there are other constraints in place such as parking requirements that might keep actual numbers lower.
- A request was made to have information brought back comparing uses allowed in a commercial zone and a mixed-use zone.
- The Commission leans toward changing assumptions rather than re-zoning.
- Proposal #7 is agreed to by a consensus of the Commission.

Director Swindale will move forward with this direction and verify numbers.

6. Staff Comments (8:38)

Director Swindale reported that the amendment to the binding site plan for Town Center has been recorded which clears the way for the property to close.

7. Commissioner and Liaison Comments (8:39)

- Commissioner Smith attended the City Council meeting on Monday, March 3. Principal Planner Boers updated the City Council on the Planning Commission's view protection discussion. Several Councilmembers expressed concern about staff being put in the position of making the final decision regarding the disposition of trees in the city rights-of-way. Also, several Councilmembers felt that the education component is necessary. There was concern among some Councilmembers that the Planning Commission did not look at view protection with respect to private property. This will not come back to the Planning Commission soon. It will be folded into development regulation review in the 3rd quarter of this year.

8. Adjourn (846)

MOTION: by Commissioner Barrett, seconded by Commissioner Smith to adjourn the meeting. Motion to adjourn was approved unanimously.

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: March 19, 2014