

Planning Commission Regular Meeting Minutes

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

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

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair (arrived at 7:09)
Mr. Tony Paulson – Co Vice Chair
Mr. Chris Barrett (arrived at 7:12)
Mr. Diogenes Xenos
Mr. Steve Smith

Planning Commission Members Excused

Staff Present

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

Planning Commission Members Absent

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

MOTION: by Commissioner Smith, seconded by Commissioner Paulson to approve the minutes of March 5, 2014 as submitted. The motion to approve the minutes for March 5, 2014 as submitted passed unanimously.

4. **Public Comment (7:07)**

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

5. **Introduction to PSRC Comprehensive Plan Update Process (7:07)**

Director Swindale reviewed the Comprehensive Plan update process checklist included in the agenda packet for this meeting. He discussed the requirement of consistency between the City's Comprehensive Plan and the comprehensive plans of other governmental entities. The Puget Sound Regional Council is a tool to ensure that the City of University Place Comprehensive Plan maintains consistency. Language will be added to the Comprehensive Plan to explain how our Plan is consistent.

6. Discussion: Comprehensive Plan Update – Land Use Element (7: 15)

Director Swindale reported on the number of housing units University Place is required to accommodate, explaining that Pierce County has used a different number for average number of individuals per household. The number is estimated, by 2030, to be 1.53 individuals per housing unit. This changes the number of housing units for which University Place must plan. Between 2008 and 2011, an additional 100 dwelling units were built in the City, and so the Planning Commission needs to find another 332 housing units.

The County and the State, as well as the Puget Sound Regional Council, will be vigilant in reviewing numbers submitted by the City, ensuring that the City has planned for appropriate numbers of households and individuals.

Director Swindale reviewed the 6 options presented in the staff memo included in the agenda packet.

Commission discussion and comments included:

- If the density ceiling is raised enough, would space be lost to housing that could become retail?
- Director Swindale stated that options 5 and 6 are in areas that are not in intense residential areas.
- Director Swindale stated that a mixed-use zone could also be considered for the selected areas on Orchard, because it would provide new retail areas.
- Wetlands credit for density is allowed and has not been factored into the calculations.
- Options 5 and 6 would fit very well with the priorities of the Comprehensive Plan.
- These options would also address issues of job creation.
- Options 1 and 2 may detract from space available for retail in Town Center.
- Town Center zoning was developed with much thought. It would not be ideal to adjust zoning simply to meet housing unit numbers for 2030.
- At the April 2 meeting, Director Swindale will present a comparison of uses in Commercial, Mixed Use and Mixed Use-Office, and the possibility exists to develop a new zone.
- Commission consensus is to look at rezoning on Orchard.

7. Discussion: Comprehensive Plan Update – Environmental Element (7:59)

Director Swindale stated that the housing element of the Comprehensive Plan requires a housing inventory by type, by tenure and by affordability. This inventory is not ready yet, and so discussion of the housing element will wait until that inventory is complete.

Director Swindale reviewed the information included in the agenda packet regarding the Environmental Element Policy.

Commission discussion and comments included:

- On page 3-8, Policy EN2G, Discussion, change “born” to “hatched”.
- On page 3-10, Policy EN3D, Discussion, Director Swindale will work on the wording.
- Add a policy encouraging the use of other forms of energy generation such as wind power.
- Would like to see the City take the lead in reducing greenhouse gas emissions by converting to electrical vehicles where appropriate and looking at energy efficiency in the new municipal building.

Officer Elections (8:20)

MOTION: by Commissioner Paulson, seconded by Commissioner Xenos to add election of officers to this evening’s agenda. The motion passed unanimously.

Chair Quisenberry opened the floor to nominations for the Position of Chair.

Commissioner Boykin nominated Commissioner Quisenberry to hold the position of Planning Commission Chair. The nomination was passed unanimously

Commissioner Paulson nominated Commissioner Smith and Commissioner Quisenberry nominated Commissioner Boykin to the positions of Vice Co-Chairs. The nominations both passed unanimously

8. Staff Comments (8:24)

Director Swindale reported that last Monday night the City Manager announced that the City has officially closed on the Whole Foods property with the Developer. Swindale reported that the grading permit has been issued and construction began Monday.

Director Swindale reported that he has been busy working on Comp Plan amendments, and the application for University Place to be recognized as a Regional Growth Center.

9. Commission and Liaison Comments (8:26)

Chair Quisenberry expressed appreciation to Commissioner Smith for attending the City Council meeting when the view protection recommendations from the Planning Commission were discussed. He also thanked Commissioner Boykin for chairing the March 5, 2014 meeting.

10. Adjourn (8:28)

MOTION: by Commissioner Boykin, 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: April 2, 2014