

Planning Commission Regular Meeting Minutes

Wednesday, July 2, 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
Mr. Steve Smith – Co Vice Chair
Mr. Diogenes Xenos

Planning Commission Members Absent

Mr. Chris Barrett

Planning Commission Members Excused

Mr. Tony Paulson
Mr. Morry Stafford

Staff Present

David Swindale, Planning & Dev Svcs Director
Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

3. **Approval of Minutes (7:05)**

MOTION: by Commissioner Xenos, seconded by Commissioner Smith, to approve the minutes of June 4, 2014 as submitted. The motion to approve the minutes for June 4, 2014 as submitted passed unanimously.

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

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

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

Director Swindale reviewed the staff report included with the agenda packet for this item.

Commission discussion and comments included:

- Is there a way to track that goal LU9 has been met? In annual newsletters and reports each year, completed goals are indicated. Met goals are deleted from the Comprehensive Plan.
- The Town Center zone that currently applies to the area surrounding the Town Center Overlay should be renamed to reduce confusion over what constitutes the Town Center Zone, the Town Center Overlay, and what has been known as the Town Center project. Urban Zone was suggested as a possible name but there was little support from the Commission for this name.

- Are there implications to changing it from a regular zone to an overlay zone? There are already quite a few overlay zones, which have special regulations.
- Commission consensus is to replace the Town Center district name with Community Commercial.
- Staff has contacted owners of the larger properties along Orchard in the area suggested for rezone from R2 to MU and are all in favor of such a change. Chair Quisenberry encouraged staff to contact owners of smaller properties, as well.
- The consensus of the Commission is to support a rezone of the Orchard corridor even though it may no longer be needed for meeting required residential capacity numbers.

6. Discussion: Comprehensive Plan Update – Utilities Element (7:34)

Principal Planner Boers reviewed the staff report included with the agenda packet for this item and summarized the proposed amendments to the utilities element. The maps in the element will be updated before the draft amendments are brought back for additional Commission review.

Commission discussion and comments included:

- Should there be mention of maintaining protection and security of utility facilities from threats such as terror activities or natural disasters? Consensus was yes.
- Should there be some mention of wind and/or solar power if the city is looking 20 years out? Consensus was yes.
- Should there be a general statement about maintaining control over odors emanating from the sewer treatment plant? Consensus was yes.
- Puget Sound Energy has suggested that the City consider deleting the map showing locations of natural gas facilities and lines. Staff recommends the deletion of the map. Discussion ensued regarding the tradeoff that citizens would have less information available to them about gas line locations.
- There are creative ways to decorate or disguise various utility boxes and facilities, including wraps. This would be an excellent goal to add.
- On the first paragraph on page 2-13 remove names of waste collectors.
- A revised page 2-12 was distributed (Attachment A) based on new information provided by Click!
- Be consistent in referring to Tacoma Public Utilities Water Division (TPU Water).
- Delete the 3rd paragraph under **Water** on page 2-16, as this is dated information.
- The Fircrest information is included under the **Sanitary Sewer** section because portions of University Place have service provided by Fircrest.
- A replacement page 2-25 was distributed (Attachment B) with changes provided from Tacoma Power.
- There is a desire among the Commission to underground utility lines when possible. New subdivisions are required to underground utility lines. Add the undergrounding of existing utility lines as a goal.

Once additional information is received from some utilities that will be used to update their sections of the Utilities Element, staff will bring the revised draft amendments back to the Commission for review.

7. Staff Comments (8:07)

Planner Boers reported that the City is still working on the SMP Update. The Department of Ecology received 3 public comments on the document during its 30-day review period, including a petition signed by 65 people from Day Island and Crystal Creek with concerns about allowed building heights exceeding 35 or 45 feet. Draft responses to these concerns have been provided to the Department of Ecology. 45 days are allowed in which to finalize responses. Ecology will then provide the City with recommended and required changes to the SMP. The City will make changes as warranted and then return the final update to Ecology for its final review and approval. Once Ecology approval is issued, the City Council will need to take final action to locally adopt the SMP.

Director Swindale reported that at the July 7 Council meeting a presentation will be made regarding lessons learned from the visit to the 2014 U.S. Open in Pinehurst.

He also reported that there will be a discussion with Council regarding the future of transit in University Place, as Pierce Transit and Sound Transit are in the process of making some changes to their plans. Regarding Sound Transit's suggested changes, there will be a public hearing in Tacoma on July 10 at the Tacoma Convention Center and written comments are due by July 28th.

8. Commission and Liaison Comments (8:14)

Chair Quisenberry expressed his thanks to Commissioner Boykin for chairing the last meeting.

Chair Quisenberry stated that there have been requests for parking and discussions of allowing parking on private property during the 2015 U.S. Open. Director Swindale stated that this will need to be addressed by the City. The USGA will put together a transportation plan that is very efficient. If additional parking is allowed on private properties it will cause much congestion and undermine the parking plan designed by the USGA.

The issue of vendors on Grandview during the 2015 U.S. Open will probably be a discussion item that will come back to the Commission.

9. Adjourn (8:17)

MOTION: by Commissioner Smith, 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: July 16, 2014