

Planning Commission Regular Meeting Minutes

Wednesday,
April 5, 2017
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 (7:01)

Chair Quisenberry called the meeting to order.

2. Introduction – New Planning Commissioner Tonya Mushallo (7:01)

Chair Quisenberry welcomed new Planning Commissioner Tonya Mushallo.

3. Roll Call (7:02)

Planning Commission Members Present

Mr. Cliff Quisenberry – Chair
Mr. Frank Boykin – Co Vice Chair
Mr. Steve Smith – Co Vice Chair
Mr. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson
Ms. Tonya Mushallo

Planning Commission Members Excused

Staff Present

David Swindale, Director, Planning and
Development Services
Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

4. Approval of Minutes - March 1, 15, 2017 (7:02)

MOTION: by Commissioner Graybill and seconded by Commissioner Boykin to approve the minutes of the March 1, 2017 meeting as submitted. The motion was approved.

5. Public Comment (7:03)

There was no public in attendance at the meeting.

6. Introduction: Alignment of Planning Designations and Zoning (7:03)

Principal Planner Boers reviewed the staff report and attachments for this item as found in the agenda packet.

Commission discussion covered the following issues:

- Initially the City just had one map - not a separate zoning map. In an effort to simplify the process, two maps were created. The intent was to have less comp plan designations and more zones. In order to allow Council to have more control over

decisions in the City, the zones and designations have become very similar.

- For small cities it is customary to have two separate maps.
- The Planning Commission did provide a recommendation to the Council maintaining the status quo to a significant extent, and also to wait until the subarea plan has concluded, as the results of that plan may provide direction on this topic. Some Councilmembers felt that the four points in the resolution were not addressed.
- There is no deadline. The City Council recognizes that this is a very large task.
- Rezoning and comp plan designation changes of several parcels is referred to as area wide, and this becomes a legislative action, which would go before the Planning Commission and the City Council.
- In some jurisdictions, the Planning Commission takes on a quasi-judicial role and acts as the hearings examiner. There are risk management implications to this change that make it undesirable.
- There are incompatible uses within zones that may be combined under a single land-use designations.

MOTION: by Commissioner Paulson and seconded by Commissioner Boykin to reject item number 2 in the staff report.

Discussion on the motion ensued. Commissioner Paulson sees there is benefit to considering item 2.

Motion failed.

- It would be timely to rewrite designations and zones following the completion of the subarea planning process.
- University Place was not started as a 'planned' community. It would make sense to look forward and rewrite the designations. Commissioners expressed a desire that staff confirm with the Council proponent of this resolution that this direction is what was anticipated when the resolution was passed.
- Are we really a forward-looking city? Commissioner Boykin is excited to have the opportunity to start with a fresh slate.
- Community involvement would be necessary.

Director Swindale will report to the City Manager the direction the Planning Commission is willing to take in their consideration of this resolution, and will request a meeting with the Councilmember who brought forward this concern to share the direction of the discussion tonight.

7. Staff Comments (8:00)

Principal Planner Boers shared that the Fred Axe text amendment went before Council for study. It will go back for decision on April 17. The Chambers Landing project will also go before Council that evening, as will the 54th and Bridgeport Plan Map amendment and rezone. This amendment and rezone was studied Monday night by Council, and unanimous support was expressed by Council to move forward with the amendment.

8. Commission and Liaison Comments (8:06)

Commissioner Paulson needs to resign from the subarea ad hoc committee. Frank Boykin is willing to help fill in. Following discussion, Commissioners will fill in to attend meetings as needed. There are only 4 meetings remaining for the ad hoc committee.

Chair Quisenberry reported that the Short Course on Local Planning is a great introduction to planning work in governments. He encouraged commissioners who have not attended to watch for the next opportunity to attend this course.

9. Adjourn (8:11)

MOTION: by Commissioner Paulson and seconded by Commissioner Graybill to adjourn the meeting. The motion was approved unanimously.

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: May 17, 2017