

## Planning Commission Regular Meeting Minutes

Wednesday,  
September 6, 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 (7:00)**

Chair Quisenberry called the meeting to order.

### **2. Roll Call (7:00)**

#### **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

### **3. Approval of Minutes – August 16, 2017 (7:01)**

**MOTION by Commissioner Mushallo and seconded by Commissioner Graybill to approve the minutes of the August 16, 2017 meeting as submitted. The motion was approved.**

### **4. Public Comment (7:02)**

There was no public comment.

### **5. Introduction: Subarea Plan (7:03)**

Director Swindale reviewed the process and steps taken to further develop the Subarea Plan since May 2017. The Subarea Plan Ad Hoc Committee has met several times, there has been a community meeting, and the consultant has developed a draft Plan based on input from all previous work. On September 5, the Ad Hoc Committee met to review the draft Plan. They will be providing input on the Plan prior to the September 20 Planning Commission meeting. Planning Commission will hold a Public Hearing on October 4. City Council will hold a Public Hearing on November 6.

Tonight's meeting is to present an overview of the Plan and Commissioners can feel free to

make comments or ask questions as the Plan is reviewed.

Principal Planner Boers facilitated a review of the draft Plan. This is a second draft, following staff's initial review. There will be more revisions before a final draft Plan goes to City Council for approval.

Commissioner discussion covered the following topics:

- Protecting existing residential neighborhoods is a definite benefit of this Plan and should be added to the list.
- Underlying the planning principles is the fact that streets will not become increasingly multi-lane. The emphasis is on walkability.
- Figure 3 – Open Space area around the Morrison Pond – is this an overlay? No, it is a wetland. Possible map revisions will be addressed with Otak.
- Schools – the official name of the University of Washington Tacoma branch is University of Washington – Tacoma. A reference to Pierce College should be included. The Tacoma campus of Evergreen College is on 6<sup>th</sup> Avenue. Add Charles Wright Academy.
- Age-restricted housing usually refers to 55 and older, or senior housing.
- Special attributes and strengths could include medical/dental and specialty grocery stores.
- UP seems to be very friendly to seniors, with many amenities and services.
- Projection charts on pages 53-55 show flat growth in the past few years and then in the future it takes off. What is the reason behind this? These are regional charts that reflect the exploding population in the larger Seattle – Puget Sound region.
- Are there plans by Sound Transit to increase parking capacity at the 56<sup>th</sup> and Washington Sounder stop?
- Fred Jewell, a property owner on Morrison, is interested in having his property zoned MUR 75 instead of MUR-45.
- The three districts are important as they help demonstrate how the Regional Growth Center will meet the compact and walkable requirement.
- Does it create confusion to have three districts, as well as zones, and the overall Regional Growth Center?
- During implementation, zoning and design standards will be reviewed. Unique districts can be planned for and supported through master planning for each district.
- Uses will need to be reviewed and use table modified. Uses could be differentiated by districts and through each classification.
- Add “drone marshalling areas” in addition to electric vehicle charging stations, etc.
- No investment-attractiveness work is shown in the Plan.
- The new zoning categories have been developed by the ad hoc committee and the consultant in the subarea process. The City is premiering some zones that will help it get to where the community would like to see the city evolve in the future.

Commissioners were asked to continue reviewing the Plan in preparation for the next Planning Commission meeting. Substantial comments can be provided in writing and distributed to all before the September 20 meeting.

There will be no Comprehensive Plan amendment this year.

## **6. Staff Comments (8:21)**

Commissioners were reminded of the joint City Council and commissions meeting on September 18.

On September 12 the County Council will be considering the amendment that will enable the Chambers Bay development process to move forward.

**7. Commission and Liaison Comments (8:34)**

Commissioner Mushallo was approached by a member of the community about transitioning Cirque Park into a field that could support tournaments. A private investor and a developer have been lined up. The interested parties are encouraged to present a plan to the City.

**8. Adjourn (8:38)**

**MOTION: by Commissioner Smith and seconded by Commissioner Boykin to adjourn the meeting. The motion was approved unanimously.**

Submitted by:

Becky Metcalf, Project Assistant  
Community and Economic Development

Approved as submitted: September 20, 2017