

Planning Commission/Economic Development Advisory Commission Joint Regular Meeting Minutes

Wednesday,
September 20, 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 (7:02)

Planning Commission Chair Quisenberry called the meeting to order.

2. Roll Call (7:00)

Planning Commission Members Present

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

Economic Development Advisory Commission (EDAC) Members Present

Mr. Ron Kent – Chair
Mr. Chuck Foster – Vice Chair
Mr. Jason Light

Consultant Present

Ms. Mandi Roberts - Otak

Planning Commission Members Excused

Mr. Frank Boykin – Co Vice Chair

Staff Present

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

EDAC Members Excused

Mr. Rick Larson

EDAC Members Absent

Mr. John Siridakis
Ms. Peggy Rose Webster

3. Approval of Minutes (7:04)

MOTION by Planning Commissioner Smith and seconded by Planning Commissioner Mushallo to approve the minutes of the September 6, 2017 Planning Commission meeting as submitted. The motion was approved.

There was no quorum of the Economic Development Advisory Committee this evening, so no action was taken on Economic Development Advisory Commission minutes.

4. Public Comment (7:04)

There was no public comment.

5. Study Session: Subarea Plan (7:04)

Director Swindale welcomed commissioners to the joint meeting. He provided background on the Regional Growth Center and Subarea Plan process.

Director Swindale proceeded to facilitate a review of the draft Plan document. He stated that he has drafted a new introduction that provides more context leading to the development of the Subarea Plan. A revised draft Subarea Plan will be issued on September 21, when it will be provided to state agencies and the Puget Sound Regional Council, which may then begin their review.

Commissioner discussion covered the following topics:

- A map should be placed near the beginning of the Plan illustrating the Subarea and Districts.
- Legends on maps are too small, and not readable.
- The Subarea Plan shows the city will be able to accommodate the number of people allocated to University Place by the year 2040.
- Implicit in the Guiding Principles is the assumption that roads are built out. There is no plan to add lanes, etc. Perhaps this can be explicitly pointed out.
- Parking is a concern. Where will all the new residents park? The new code would require a certain amount of parking for new development. Also with the development of new projects, more on-street parking will be made available.
- Walkability is something that is planned into the districts.
- The extension of Sound Transit to TCC is scheduled for 2033. That will probably include a park and ride facility of some sort.
- The word "sense" is used several times in the Guiding Principles section; it seems very vague. It does provide flexibility as things change in the future.
- Make mention of the coming of the light rail to TCC for the Northeast Mixed Use District when talking about the future of that District.
- The chart on Page 17 is not referred to in the text.
- The market analysis is a subarea plan requirement by the Puget Sound Regional Council. It is developed in the context of the entire Puget Sound region.
- Justification for Figure 8 is not clear.
- Is there a way to look at the change in demographics in only University Place? This can be found in census information. These figures would be interesting to look at in the future.
- Is there a projection of property values in the future?
- There is development forecasting starting at page 48.
- The graph on page 46 is very telling regarding economic trends.
- Is there a plan that shows the progression of types of businesses that become interested in a community when certain levels of residents and employment is reached?
- Proactive recruiting will be important as this plan is implemented.
- Under the section regarding Leveraging Strengths, add access to medical services as a strength.
- Full build-out means every piece of property developed to its maximum property capacity. Define this better in the text.
- Provide information on plans for TCC's growth in the next 30 years. That could have a significant impact on the Northeast Mixed Use district. Planning Commissioner Smith stated that the State Education Board would have such information.

- Surface water management will be strongly impacted by development. The City could support and facilitate new development by providing some regional stormwater facilities.
- Include an action strategy to work with Pierce County Sewer to connect the area off of 27th to sewer.
- The 45-foot height limit provides a transition from 75-foot structures and residential areas, and a break from monolithic height throughout the whole subarea.
- What will the Puget Sound Regional Council provide in Economic Development support once the City has gone through the exercise of meeting the requirements for regional growth center designation? This is a current area of concern and discussion.
- Other types of grants are available through the Department of Ecology, etc. to make situations more advantageous for development.

Future steps – Planning Commission will hold a Public Hearing on October 4. Planning Commission will also consider recommending approval of the Plan to the City Council at the October 4 meeting.

December 4, 2017 is the deadline to have a Council-approved Subarea Plan submitted to the PSRC.

Director Swindale does not anticipate problems with this plan passing the PSRC. PRCS will want the City to do a modal split study in order to show progress as more people use transportation options other than automobiles. A parking study will most likely be required as well. These items should appear in the Subarea Plan's Action Strategies.

6. Staff Comments (8:36)

Ms. Metcalf stated that Thursday, October 5 will be a Partner UP event at Narrows Plaza Bowl from 5-7 p.m., and Friday, October 6 at 9:30 a.m. will be a ribbon cutting for Top Pot Doughnut. She also announced the workshop planned for September 27 to assist city businesses in developing a presence on the internet.

7. Commission and Liaison Comments (8:37)

Planning Commissioner Paulson asked commissioners to consider taking part in the annual Department of Transportation Bicycle Survey in University Place. He will forward information to commissioners.

8. Adjourn (8:37)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: October 4, 2017