

Planning Commission Regular Meeting Minutes

Wednesday,
October 4, 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)

Planning Commission 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. David Graybill
Mr. Ken Campbell
Mr. Tony Paulson
Ms. Tonya Mushallo

Planning Commission Members Excused

Mr. Steve Smith – Co Vice Chair

Staff Present

Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

3. Approval of Minutes (7:00)

MOTION by Commissioner Graybill and seconded by Commissioner Mushallo to approve the minutes of the September 20, 2017 Joint Planning Commission / Economic Development Advisory Commission meeting as submitted. The motion was approved.

4. Public Comment (7:01)

There was no public comment.

5. Public Hearing and Consideration: Subarea Plan (7:01)

Chair Quisenberry opened the session for Public Hearing on the Regional Growth Center Subarea Plan. No public was in attendance, and so the public hearing was closed.

Principal Planner Boers reviewed information found in the staff report for this item. The latest version of the Subarea Plan, provided to Commissioners at the meeting, was provided to the City by Otak earlier in the day. A few issues previously raised by the Commission, Ad-Hoc Committee and staff are still being addressed by the Consultant. The timeline for City action on the Subarea Plan and submittal to PSRC is tight. Therefore, the Commission will be asked to make a recommendation on the Plan this evening to forward to City Council.

Commissioner discussion covered the following topics:

- Page 21 – for the list of schools, remove the Tacoma Branch of the University of Washington, since other nearby universities are not mentioned. Add Charles Wright Academy to the list.
- Page 16, Figure 8 – topographic contour lines are not clearly visible. Revise or replace this figure with one that shows the topography more clearly. Perhaps darken the topography lines.
- Many figures are actually tables that should be titled as such.
- Appreciation expressed for the work of the consultant and staff. This draft of the Plan satisfies the purpose for which it was developed.

City Manager Steve Sugg expressed appreciation for the work done by the Planning Commission and the Ad Hoc Committee. He believes this is a fine work product, above and beyond what PSRC requires for such a plan. It will serve the City well for future development efforts.

MOTION by Commissioner Paulson and seconded by Commissioner Graybill to recommend to the Mayor, Mayor Pro Tem and City Council approval of the proposed University Place Regional Growth Center Subarea Plan including the following changes:

1. **On page 21, remove the Tacoma Branch of the University of Washington and add Charles Wright Academy to the listing of schools.**
2. **One Page 16, enhance Figure 8 so that the topographic contour lines are easier to read.**

Commissioner Boykin requested clarity on the proposed changes to the Schools section on page 21. The revised paragraph would read: “K-12 grades are served by the University Place School District and Charles Wright Academy. Tacoma Community College is located just to the northeast of subarea. The School District has been actively engaged during the subarea planning process.”

Motion approved unanimously.

6. Staff Comments (7:19)

The next Planning Commission meeting may be cancelled if no agenda items are ready to be scheduled. Further information will be forthcoming.

7. Commission and Liaison Comments (7:20)

Commissioner Paulson noted that the bike count was performed last week. He participated as a counter on 40th and Bridgeport and the Grandview Trail.

8. Adjourn (7:21)

MOTION: by Commissioner Mushallo 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: November 1, 2017