

Planning Commission Regular Meeting Minutes

Wednesday,
June 6, 2018
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. Steve Smith – Co Vice Chair
Mr. David Graybill
Mr. Ken Campbell
Ms. Tonya Mushallo

Planning Commission Members Excused

Mr. Frank Boykin – Co Vice Chair
Mr. Tony Paulson

Staff Present

Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

Guest Present

Michelle McConnell, State Dept. of Ecology

3. Approval of Minutes (7:01)

MOTION by Commissioner Graybill and seconded by Commissioner Smith to approve the minutes of the April 18, 2018 Planning Commission meeting as submitted.

4. Public Comment (7:01)

There being no public comment on topics not part of this meeting's agenda, the public comment section of the meeting was closed.

5. Discussion, Public Hearing and Consideration: Shoreline Master Program Periodic Review (7:01)

Principal Planner Boers introduced Michelle McConnell who is a Project Manager with the Washington State Department of Ecology. This Public Hearing is a joint Planning Commission/ Department of Ecology Hearing and Ms. McConnell is representing the Department of Ecology.

Principal Planner Boers provided a summary of the Shoreline Master Program and reviewed information provided in the staff report, which outlines process and procedure for this periodic review, a summary of public notice that was provided, and a listing of the proposed

amendments to the Shoreline Master Program. He noted documents distributed this evening as a revised copy of the proposed Preliminary Resolution No. 2018-02, a copy of the May 17, 2018 letter received from the Department of Ecology as a response to the determination of nonsignificance for the 2018 Shoreline Master Program Periodic Review (2018-05-01). (attached to minutes)

Commission discussion touched on the following topics:

- Principal Planner Boers was asked to provide an example of an action that would be deemed “beneficial”. He stated that projects such as stormwater clean up, safety improvements and remedial actions governed by state law would be classified as “beneficial”.

Chair Quisenberry then opened the public hearing portion of the meeting. No members of the public wished to provide comment, so the public hearing was closed.

Commission discussion followed, touching on the following topics:

- Commissioner Campbell identified the following issues that had been concerns during the major review and revision of the Shoreline Master Program that was completed in 2015. He asked for an update on each issue:
 - Day Island residents were concerned about the impact of property that extends out into the water, potential redevelopment at the marina, and storm drain concerns expressed by the City of Tacoma. Principal Planner Boers stated that since 2015, no development proposals have come forward for that area, and residential uses have triggered no shoreline permits. The City of Tacoma has been silent on this issue.
 - During the earlier review that culminated in 2015, there was ongoing removal of pilings from an old loading area at Chambers Bay. Also, a bridge was being constructed over the railroad tracks to provide beach access. Principal Planner Boers stated that these projects were underway prior to the adoption of the SMP in 2015. He reported that there has been much activity regarding piling removal, and no new applications for projects at Chambers Bay have been submitted since 2015.
- At the Open House held on April 18, 2018, several attendees expressed concern about the lack of local boat access and were informed that Pierce County is the owner of the Chambers Bay properties and should be contacted if there are questions about boat access from that location. The City has taken no action to reach out to the County regarding this issue.
- There is movement underway for trail development along Chambers Creek. A shoreline permit is currently being requested.
- Principal Planner Boers stated that the City's response to the May 17, 2018 letter from the Department of Ecology will be submitted along with the proposed amendments to the SMP following the Planning Commission's approval.

MOTION: by Commissioner Campbell and seconded by Commissioner Graybill to recommend to the Mayor, Mayor Pro Tem, and City Council approval of the proposed Shoreline Master Program Periodic Review amendments. The motion was approved unanimously.

6. Staff Comments (7:30)

None.

7. Commission and Liaison Comments (7:30)

None.

8. Adjourn (7:31)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as submitted: July 18, 2018