

## Planning Commission Regular Meeting Minutes

Wednesday,  
August 1, 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 (7:02)**

Chair Quisenberry called the meeting to order.

### **2. Roll Call (7:02)**

#### **Planning Commission Members Present**

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

#### **Planning Commission Members Excused**

Mr. Ken Campbell

#### **Staff Present**

David Swindale, Director  
Becky Metcalf, Project Assistant

### **3. Approval of Minutes (7:02)**

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

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

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: Comprehensive Plan Amendments (7:03)**

Director Swindale reported that the City has received full designation as a Regional Growth Center. He reviewed information in the staff report. He suggested that commissioners may want to bring their subarea plans with them as we discuss this topic. Director Swindale displayed an edited Comprehensive Plan map he is developing that will show the zones identified in the subarea plan. When the map is completed, it may make clear some areas that will need to be redesignated. The changes as they appear on the map can still be adjusted, but this is a visualization of what is presented in the subarea plan.

Commissioner discussion dealt with the following topics:

- How will the city deal with inconsistencies between the comprehensive plan map and the zoning code while amendments are being made?
- Be careful with the use of "mixed use" as a term, it may become confusing as the use of the term "Town Center" was earlier.
- There was discussion of current zoning and how it may best fit with the new zones suggested in the subarea plan.
- Maintain a plan map designation of Mixed Use without Residential.
- In the staff report, page 3 Policy LU12C, strike "missing middle."
- Add a sentence about mixed use outside the subarea.
- Commission consensus is to leave residential uses in the Neighborhood Commercial.
- Change EMU designation from allowing a maximum height to a base height.

#### **6. Staff Comments (8:28)**

Director Swindale reminded all of National Night Out on August 7.

Ms. Metcalf stated that August 9 will be a Ribbon Cutting at SportsCliips.

Director Swindale noted that August 6 will be a public hearing for Shoreline Development Permit related to trail development.

#### **7. Commission and Liaison Comments (8:37)**

Commissioner Paulson stated that he is enthused about form based codes. He will be meeting with staff from UWT regarding writing a journal article.

Chair Quisenberry thanked Commissioner Smith for chairing the July 18 meeting in his absence.

#### **8. Adjourn (8:39)**

**MOTION: by Commissioner Smith 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: August 15, 2018