

## Planning Commission Regular Meeting Minutes

Wednesday,  
August 15, 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 (7:05)**

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 (arrived 7:23)  
Mr. David Graybill (arrived 7:07)  
Mr. Ken Campbell  
Mr. Tony Paulson  
Ms. Tonya Mushallo

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

#### **Staff Present**

David Swindale, Director  
Becky Metcalf, Project Assistant

#### **Planning Commission Members Absent**

Mr. Frank Boykin – Co Vice Chair

### **3. Approval of Minutes (7:05)**

**MOTION by Commissioner Mushallo and seconded by Commissioner Campbell to approve the minutes of the August 1, 2018 Planning Commission meeting as submitted.**

### **4. Public Comment (7:05)**

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 (7:06)**

Director Swindale reviewed information in the staff report. He went through recommended changes to various elements of the Comprehensive Plan.

Commissioner discussion dealt with the following topics:

- Introduction element, staff report page 6, maintain the word "particular".
- Mixed Use Maritime remains a separate designation, as it is distinct from other Mixed Use areas.
- The note on the bottom of page 8 of the Land Use element staff report will be deleted – it is simply a part of the staff report, not an addition to the Land Use element.

- In the Housing element, revisit the idea of residential guidelines as mentioned in the staff report page 4, Goal HS1.

Director Swindale presented a draft Comprehensive Plan map which incorporates the subarea plan suggested zones.

Commissioner discussion dealt with the following topics:

- Discussion of the ratio of park land in the City compared to population.
- Any possibility to zone trail as parkland, or Chambers Bay properties?

#### **6. Staff Comments (7:52)**

Director Swindale reported that the City Council at their meeting on August 6 approved a bid for tenant improvement in the new City Hall space.

#### **7. Commission and Liaison Comments (7:53)**

Commissioner Paulson reported that he and Principal Planner Boers met with two UW-Tacoma professors about the possibility of research into form-based codes.

Discussion of involvement of EDC this viewpoint is missing.

#### **8. Adjourn (8:06)**

**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: September 5, 2018