

Planning Commission/Economic Development Advisory Commission Joint Special Meeting Minutes

Wednesday,
November 14, 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)

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

Economic Development Advisory Commission (EDAC) Members Present

Mr. Ron Kent – Chair
Mr. Chuck Foster – Vice Chair
Mr. John Siridakis
Mr. Joshua Koontz
Mr. Rick Larson

Consultant Present

Mr. Brian Vanneman, Leland Consulting Group

Planning Commission Members Excused

Mr. Steve Smith – Co Vice Chair

Staff Present

Mariza Craig, Assistant City Manager,
Community and Econ. Development
Jeff Boers, Principal Planner
Becky Metcalf, Project Assistant

EDAC Members Excused

Mr. Jason Light
Ms. Peggy Rose Webster

3. Approval of Minutes (7:04) by Commissioner Paulson seconded by Commissioner Graybill to approve the minutes of the September 5, 2018 Planning Commission meeting as submitted. The motion was approved.

**The Economic Development Advisory Commission approved minutes from their
September 27, 2018 meeting as submitted.**

4. Public Comment (7:06)

There was no public comment.

5. Study Session: Planning Commission Workplan (7:06)

Principal Planner Boers reviewed the 2019 Planning Commission Workplan as presented in the packet for this meeting.

Commissioner comments covered the following topics:

- There is no hard and fast deadline for completing the form-based code but the plan is to complete it by the end of the year.

MOTION: by Planning Commissioner Paulson and seconded by Planning Commissioner Graybill to recommend the workplan as presented to City Council for adoption. The motion was approved.

Planning Commission Chair Quisenberry agreed to attend the City Council meeting on Monday, November 19 to present the Planning Commission's workplan to the City Council.

6. Development Feasibility Analysis (8:36)

Principal Planner Boers gave a background on the subarea plan.

Assistant City Manager Craig stated that there is both a land use and economic development component of the subarea plan. She introduced Brian Vanneman from Leland Consulting Group. After the subarea plan was complete, he was asked to do a further drill down to provide a realistic assessment of development feasibility in the subarea districts.

Mr. Vanneman made his presentation.

Commission discussion and comments covered the following issues:

- How much of a podium project is parking? It can be from 10% to 30% of a project. Most developers look at parking costs as a loss leader.
- Definitions have changed including family and multi-family. Concerns and conflict seems to exist between forces to assist business vs. the traditional values in our community.
- It is hard to predict the future. Parking is necessary but needs to be reduced to bring costs down. Multi-modal amenities need to increase before parking needs can decrease.
- We don't have a lot of the amenities that would attract millennials. We do have amenities that would attract older adults.
- Conventional wisdom on downtown housing (Brookings Institute – "Who Lives Downtown") is 1 and 2-person households, younger and over 65 with higher income for market rate apts.
- The cost of capital is not taken into account in this study. Look at target return rates, and cap rates.
- Senior population – older adults have fewer vehicles. With no two job households, parking needs are less.
- How does senior housing affect the community? It changes the demographics.
- Commissioner Paulson has an mp3 file of a podcast on thinking about senior housing and thinking outside the box. Ms. Metcalf will have the file if commissioners wish to listen to it.
- Instead of comparing ourselves to Seattle, lets keep concentrating on what we are

and what we have here.

- Optimal conditions can be a part of UP in the next 5 to 10 years.
- How do we identify where the best sites are to leverage best opportunities?
- Implicit in work plan – NE business district.

7. Staff Comments (8:41)

Ms. Metcalf stated that tomorrow evening at 4:30 will be a ribbon cutting at The Collected Home on 27th Street. Please be sure to respond to the city clerk if your commissioner term is ending with your plans to either reapply or vacate your seat. Staff will be interviewing the top firms who responded to the RFQ for a form-based code consultant. We will need a Planning Commissioner to attend these interviews.

8. Commission and Liaison Comments (8:37)

Chuck Foster and Joshua Koontz were announced as the EDC liaisons to the Planning Commission.

9. Adjourn (8:47)

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

Submitted by:

Becky Metcalf, Project Assistant
Community and Economic Development

Approved as amended by Planning Commission: January 2, 2019

Approved as submitted by Economic Development Commission: January 24, 2019