



MINUTES (Approved on 2-15-17)

TIME: Wednesday, February 1, 2017, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Jeff McInnis, Meredith Neal, Anna Petersen, Brett Santhuff, Dorian Waller, Scott Winship, Jeremy Woolley

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES OF JANUARY 18, 2017

The agenda was approved. The minutes of the regular meeting on January 18, 2017 were reviewed and approved as submitted.

C. PUBLIC COMMENTS

No members of the public came forward to provide comments.

D. DISCUSSION ITEMS

1. Airport Compatibility Overlay

Lauren Flemister, Planning Services Division, provided a review of the scope of work for the land use designation proposed following the 2015 Joint Base Lewis-McChord (JBLM) Joint Land Use Study (JLUS). She reviewed that a small portion of the Accident Protection Zone II (APZ II) was in the southern part of the City and needed to be addressed with land use and zoning changes based on the recommendations of the 2015 JLUS study. Ms. Flemister reviewed the status of where jurisdictions adjacent to JBLM were in the process of amending their comprehensive plans and/or development regulations in response to the recommendations of the JLUS. Regarding precedents, Ms. Flemister reported that in addition to precedents from Lakewood and Lacey they would be using the document from Island County for guidance on what land uses within APZ II to consider not allowing. The approach for compatibility and safety would include restricting uses involving large groups of people; increasing communication with JBLM; considering limitations on expansion; potentially limiting density; and providing clear information to businesses, property owners, and homeowners. Potential use limitations included things like churches, schools, hotels, daycares, and hospitals. Ms. Flemister noted that the limitations to expansion and density could be applicable to all major revisions, redevelopment, and new construction.

Commissioners provided the following questions and comments:

- Commissioner Petersen asked for an accounting of which uses were present in the APZ II zone.
- Commissioner Petersen asked if the intent was to exclude all daycares or just in-home daycare centers. Ms. Flemister responded that other jurisdictions had excluded all daycares and hospitals.
- Commissioner Petersen asked if exclusions against churches would be in non-compliance with federal law. Ms. Flemister responded that it was a concern and that if they could not mandate a restriction through code, they would create programs and information to make the case.
- Chair Beale asked where the APZ II boundaries came from and if they could be refined. It was noted that the boundaries were based on a federal study. Ms. Flemister reported that the APZ II zoning was fixed, but they had flexibility to adjust the overlay.

- Chair Beale commented that it would be interesting to analyze the southeast corner of the zone where there were some large warehouses.
- Vice-Chair Wamback asked if there were any concerns that it would fall into the category of regulatory taking or that the entire regulatory structure might be altered by the new administration in Washington D.C. Mr. Boudet responded that there was no concern of regulatory takings, but there were concerns regarding churches that they would discuss with the City Attorney's office.

2. Downtown Plan Integration

Stephen Atkinson, Planning Services Division, discussed the scope of work for updating the Downtown Element of the Comprehensive Plan to ensure consistency with the recently adopted Hilltop, South Downtown, and North Downtown subarea plans. He noted that they were still in the scoping and assessment phase and needed to evaluate key questions regarding the consistency, organization, and representation of the Downtown as a whole. He noted that the Downtown Element in the Comprehensive Plan still reflected the area defined by a map from 2006, which did not include all of the Districts that currently comprised Downtown. Due to the inconsistencies between the maps, there were issues such as street typologies and streetscape design, where designated corridors stopped when the streets reached Downtown. They would need to fit the different streets together by considering issues like whether a street that is transit priority in Hilltop should remain transit priority as it enters Downtown. Mr. Atkinson also noted that the North Downtown, South Downtown, and Hilltop areas each included their own open space map and associated projects, so there was no single map showing all of the open space for Downtown. Mr. Atkinson reviewed that the first option for integration of the Downtown Element with the Subarea Plans was to integrate the policies of Downtown Element into the Comprehensive Plan more fully in the different chapters. The second option was to keep the Downtown Element but scale it back and move components of it into the subarea plans. The third option was to do more to integrate the Downtown Element into the subarea plans. He noted that they would need to do a detailed policy audit to review the entirety of the Downtown Element and assess whether there were pieces that they would need to keep and if there were things that were superseded by the Subarea Plans.

Vice-Chair Wamback commented that it would be important not to lose the community, citizen, and stakeholder involvement that had gone into the three subarea plans. Mr. Atkinson responded that one of the strategies would be to make only limited changes to the subarea plans themselves and focus on the Downtown Element or what could be communicated in the Comprehensive Plan.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Ms. Flemister reported that they were seeking a volunteer from the Commission to serve on the Infill Pilot Program Review Committee. She noted that they were receiving statements of interest and had begun pre-application meetings, so it was important to get the Review Committee in place. Commissioner Woolley volunteered. Commissioner Santhuff indicated that he might be available as an alternate.

Mr. Atkinson reported that the first in a series of Planning and Development Services Forums was scheduled for February 13th. Commissioners were encouraged to attend one of the forums.

Lihuang Wung, Planning Services Division, noted that the next Planning Commission meeting would include dialogue with representatives from the Sustainable Tacoma Commission.

Mr. Boudet reported that the City Council had appointed Council Member Walker Lee to fill the vacant council seat through the end of 2017.

Vice-Chair Wamback reported that the Pierce County Planning and Public Works departments had been merged and that he would be temporarily managing the airport and ferry divisions, which would limit his availability to volunteer for additional Commission work beyond his normal duties as a Commissioner.

F. ADJOURNMENT

At 5:00 p.m., the meeting of the Planning Commission was concluded.