



City of Tacoma

Infrastructure, Planning and Sustainability Committee Minutes

Dial: 253-215-8782 Meeting ID: 878 2905 6704

Webinar Link: www.zoom.us/j/87829056704 Passcode: 614650

August 11, 2021

4:30 PM

Chair Conor McCarthy, Vice Chair Kristina Walker, Chris Beale,
Lillian Hunter, Catherine Ushka (alternate)

Call To Order

Chair McCarthy called the meeting to order at 4:34 p.m.

Roll Call

Present: 3 - Hunter, McCarthy and Walker

Absent: 1 - Beale

Council Member Beale arrived at 4:44 p.m.

All Council Members participated virtually.

Briefing Items

1. [21-0772](#) Tideflats Non-Interim Regulations Review
[Peter Huffman, Director, Planning and Development Services;
Steve Victor, Deputy City Attorney, City Attorney's Office]

At approximately 4:35 p.m., Chair McCarthy provided opening remarks and a summary of the Infrastructure, Planning, and Sustainability Committee meetings held so far regarding the Tideflats Non-Interim Regulations, including the topic of focus for this meeting, residential uses.

Peter Huffman, Director, Planning and Development Services, and Steve Victor, Deputy City Attorney, presented the Tideflats Non-Interim Regulations review, including Tideflats Interim Regulations residential uses and the Port of Tacoma Manufacturing and Industrial Center (MIC).

Council Member Beale arrived here, at 4:44 p.m.

Mr. Huffman continued presenting the review, including zoning in the Northeast Tacoma hillside; and the Planning Commission recommendations,

noting the Thea Foss Waterway and Dome District, industrial districts in the MIC, and the Northeast Tacoma hillside.

Discussion ensued throughout regarding receiving feedback from property owners, recommendations from the Planning Commission, residential uses in the Thea Foss Waterway and Dome District, residential development, current regulations on residential uses, possible effects of the recommendations, permitted uses and modifying them to require a Conditional Use Permit (CUP), and the industrial/commercial buffer.

Chair McCarthy invited Sean Eagan, Government Affairs Director, and Deirdre Wilson, Senior Planning Manager, Port of Tacoma, to join the panel.

Mr. Eagan provided a presentation from the Port of Tacoma, including employment statistics, economic activity and revenue, residential versus industrial land use, creating buffers between the two, residential use areas encroaching on industrial use areas, the Container Port Element, and conditional uses added to M-1 zoning areas.

Discussion continued regarding recommendations to change permitted uses within M-1 zoning areas, overlap between the Tideflats Non-Interim Regulations and the Tideflats subarea planning process, and the proposed Tideflats Overlay District.

Chair McCarthy invited Randy Heiberg, Trustee, Heiberg Trust property, and Brian Amsbary, Of Counsel, Law Office of Samuel A. Rodabough PLLC, to join the panel.

Mr. Huffman presented map amendments considered for the Heiberg Trust property and the CBRE, Inc. property, Planning Commission recommendations, and a conclusion.

Mr. Heiberg presented on the Heiberg Trust property, including history, the request to be removed from the Tideflats Overlay District, and industrial encroachment. Mr. Amsbary continued with the current terrain of the property, and maintaining that buffer between the residential and industrial areas.

Discussion ensued regarding the Tideflats Overlay District, the Heiberg Trust property, and residential areas encroaching on industrial areas.

Chair McCarthy invited Teresa Patton, Vice President, and Don Moody, First Vice President, CBRE, Inc., to join the panel.

Ms. Patton presented on the properties represented by CBRE, Inc., including

the request to be removed from the Tideflats Overlay District, property maps, current terrain of the properties, and impacts of the Tideflats Overlay District on buying and selling property.

Discussion ensued regarding the boundaries of the properties, existing neighborhoods, the variation between residential areas around the Port, the Subarea Plan, and next steps.

Topics for Upcoming Meetings

2. [21-0773](#) August 18, 2021 (Special Meeting) - Tideflats Non-Interim Regulations Review
August 25, 2021 - Tideflats Non-Interim Regulations Review:
Government-Government Feedback
September 1, 2021 (Special Meeting) - Planning Commission Annual Report
2020-2021 and Work Program 2021-2023;
Impact Fee Framework

Claire Goodwin, Committee Liaison, stated that the next meeting will be a special meeting on August 18, 2021, and will include the Tideflats Non-Interim Regulations topic review. She further stated that the August 25, 2021, meeting will include the Tideflats Non-Interim Regulations topic of government-to-government feedback, and the Planning Commission interviews originally scheduled for this date were rescheduled for the November 10, 2021, meeting. She concluded by stating that the September 1, 2021, special meeting will include the Planning Commission 2020-2021 Annual Report, and updates on the 2021-2023 Work Program and the Impact Fee framework.

Other Items of Interest

There were no other items of interest.

Public Comment

Only written public comment was accepted for this meeting. The Committee received 66 comments regarding the Non-Interim Tideflats Regulations, and one comment regarding the Home in Tacoma project.

Adjournment

There being no further business, the meeting adjourned at 6:13 p.m.

Conor McCarthy, Chair

Katie Foster, City Clerk's Office