



**MINUTES** (Approved on 8-1-18)

**TIME:** Wednesday, June 20, 2018, 5:30 p.m.  
**PLACE:** Council Chambers, Tacoma, Municipal Building, 1<sup>st</sup> floor  
747 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Ryan Givens, David Horne,  
Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller  
**ABSENT:** Carolyn Edmonds

**A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the special meeting (due to changes in starting time and location) to order at 5:30 p.m. A quorum was declared.

Susan Haigh, City Clerk's Office, conducted the swearing-in of Commissioner Horne (appointed on June 12, 2018, to the District No. 5 position) and Commissioners Waller and Santhuff (reappointed on June 12, 2018, to the District No. 2 and No. 3 positions, respectively).

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved. The minutes for the June 6, 2018 meeting were approved as submitted.

**C. PUBLIC COMMENTS**

There was none.

**D. DISCUSSION ITEMS**

**1. Public Hearing – 2019-2024 Capital Facilities Program Update**

Chair Wamback called the public hearing to order. He gave background information regarding the Planning Commission, and had the Commissioners introduce themselves. He then reviewed the procedures for the hearing.

Christina Curran, Office of Management and Budget, provided a briefing on the subject of the hearing – the proposed 2019-2024 Capital Facilities Program (CFP). She reviewed the legislative framework and requirements for the CFP, its relationship with the City's budget process, and the prioritization tiers for capital projects (Tiers 1, 2 and 3 representing high, medium and low priorities). Ms. Curran also reviewed that there are 174 proposed projects in the 2019-2024 CFP, 55 being new projects, and 119 carried over. Of the new projects, 47% are recommended for Tier 1, 33% Tier 2, and 20% Tier 3. In addition, there are 31 removed projects, 12 completed projects, and 12 future projects. Ms. Curran completed her presentation with a note on the public notification and outreach efforts for the public hearing.

Chair Wamback called for testimony. The following citizen testified:

- Greg Duras – Mr. Duras stated that as far as capital facilities are concerned he'd like to see more money dedicated toward open spaces and preservation towards the green belt area. He lives near Ruston Way. He says it's a shame to see the land that's so pretty over there being developed. He'd like to see money from the city, county, or state for the purchase of more of that green belt and keeping it from being developed.

Chair Wamback closed the public hearing and announced that the hearing record would remain open and written comments would be accepted through Friday, June 29<sup>th</sup> at 5 PM. He also asked if there were any comments or requests from the Commissioners for Ms. Curran to respond now or at the next meeting on July 18<sup>th</sup>. Commissioner Givens asked that if a project is not included in the CFP, would it have to wait for six years before it is eventually included. Ms. Curran responded that the CFP provided certain opportunities and levels of funding for projects, but the City can still fund projects not listed in the CFP through other appropriate means or can amend the CFP to add projects that are urgently needed and warranted (such as the case of the amendment to the CFP last year to add a project in response to the Homelessness crisis).

## **2. 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code – Scope of Work**

### **3. Planning Commissioner Annual Report for 2017 - 2018**

Stephen Atkinson, Planning Services Division, suggested that the Commission modify the agenda to combine discussion items D-2 and D-3 into one, since the scope of work for the 2019 Amendment is a part of the Commission's annual report for 2017-2018. The Commission concurred.

Lihuang Wung, Planning Services Division, presented the draft Planning Commission Annual Report for 2017-2018, which included the Commission's accomplishments from July 2017 through June 2018, and the proposed work program for 2018-2020. He highlighted the accomplishments, such as completing the 2018 Amendment, conducting an early scoping for the 2019 Amendment, processing four sets of interim regulations, completing the Tacoma Mall Neighborhood Subarea Plan, conducting nine public hearings, and actively participating in various regional and local planning projects and community functions. On behalf of staff, Mr. Wung expressed his appreciation for the Commissioners' hard work, dedication, and advice over the year.

Mr. Atkinson reviewed Part II of the annual report, i.e., the proposed Planning Commission Work Program for 2018-2020, which included the docket for the 2019 Amendment and other items slated for completion in 2018, 2019 and 2020. He indicated that the goal was for the Commission to finalize the docket for the 2019 Amendment and to acknowledge and approve other work items.

Regarding the 2019 Amendment docket, for which the Commission had conducted a Public Scoping Hearing on June 6, 2018, Mr. Atkinson reviewed the seven applications contained therein and facilitated the Commission's discussion.

1. Future Land Use Map (FLUM) Implementation and Area-wide Rezone – This project would reconcile the land use designations and the specific zoning within the city through area-wide rezones. This has been a multiphase process to achieve consistency between the FLUM of the One Tacoma Comprehensive Plan and applicable zoning districts. Over 30,000 tax payers that would be directly affected by the rezoning have been notified of the project. Comments received from the Public Scoping Hearing on this application encompassed such issues as non-conforming uses, historic and cultural resources, transitions between higher density/intensity areas and residential areas, offsite impacts, design and quality, and areas specific concerns for Stadium, Narrows and Wapato Lake. Mr. Atkinson stated that based on public comments received, the large scale of these rezones, the relationship between this and the application of "Commercial Zoning Update", the depth of engagement and outreach needed, the analysis required, and staff's workload, staff would recommend the following changes to the scope of work for this application: (a) take a phased approach by conducting residential review in 2019 and postponing the commercial rezones until 2020; (b) remove the Pacific Avenue Corridor rezones from the scope of work as a separate project to be a part of the Bus Rapid Transit System and Transit Oriented Development Study currently undertaken by Pierce Transit, the City and others; and (c) make additional modifications to the scope of work to ensure responsiveness to public concerns.
2. Commercial Zoning Update – The project would revise the design and development standards for the Neighborhood and General Commercial zoning districts and bring these districts into alignment with the One Tacoma Plan to promote more context-sensitive commercial zoning standards. Public comments included a suggestion for a historic resources survey and concerns

about non-conforming uses. Mr. Atkinson noted that this project is somewhat tied into the demolition review and the landmark designation processes (see Application #6). The recommendation from staff would be to: (a) develop the zoning framework in 2019 and apply the framework in 2020 with rezones and development standard amendments; and (b) modify the scope to bolster the review of how any commercial zoning changes could affect any non-conforming uses in those districts.

The Commissioners provided the following comments regarding the applications of FLUM Implementation and Commercial Zoning Update:

- Commissioner Givens commented that the area-wide rezones should be handled geographically, instead of, for example, working on the residential aspect and missing something important. He also wondered if the commercial zoning update was a map change or text change. Mr. Atkinson answered that it's a mixture of both changes; it could be amendments to what uses are allowed and potentially of what types of development standards could be applied.
- Commissioner McInnis felt that most people are more concerned with the end result than the process. He suggested that throughout all of these changes, we make sure that the character of the areas is maintained.
- Chair Wamback suggested we should emphasize the commercial zoning update and put off the residential review to 2020 or 2021. He felt that what's lacking in the South Sound is well-paying family wage jobs, not housing, since there is plenty of buildable land for housing under the current development standards and current map. He's concerned if we don't densify our commercial real estate and set the table for more commercial development and jobs we're going to continue losing jobs to Seattle and King County and relegate our public to commuting (25% of our residents are commuting out of the city now, and that number should be a lot less). Mr. Atkinson noted that people have been notified twice of the proposed residential review and that there are some concerns about postponing this, which could lead to the perception that the city is leaving it to each individual property to potentially go through site-specific rezones and develop. He wanted to be cognizant of the multifamily rezones. Brian Boudet, Planning Services Manager, added that the Chair's point about jobs is very much true, but most of the heat that has been heard from both the Council and community members is on the residential side. Mr. Atkinson also stated that the proposed approach is to take more time to really understand how we can be more effective with that zoning and not rush through both rezones and update development standards at the same time.
- Chair Wamback asked if either of the residential and commercial rezones would impact the boundaries and definitions of mixed-use centers. Mr. Atkinson responded that the intent is to maintain this as a separate update process, since the mixed-use centers have gone through periodic review while other districts (such as C-1 and C-2 commercial districts) have not had that kind of overall review in about 15 years.
- Commissioner McInnis expressed that he agrees with Chair Wamback. He noted that it takes a lot of time to get people to understand about what's going on, and he is concerned that the team is moving too fast. Mr. Boudet acknowledged that when the project was brought about, the hope was to get it all done in one package in one year; that the proposed phasing is a recognition of limited resources on both staff and the Commission's resources; and that the phasing is also a reflection of the Commission's astute comments about how many significant items there are in the Commission's Work Program that are to be accomplished.
- Commissioner Horne assumed that there may be more people affected by the residential rezones than the commercial rezones, and wondered if the commercial rezones were conducted first would there be any concern that it may affect any residential zones. Mr. Atkinson responded that the reviews of either project may cross paths, i.e., the commercial zoning update may necessitate the revisions to some of the areas of multifamily.

- Commissioner Givens reiterated his comment about being careful during this process and doing this neighborhood by neighborhood in an equitable, fair and respectful manner. Mr. Atkinson said that was a great point and there should be time to look at that.
  - Vice-Chair Petersen expressed she's not either way when it comes to completing the residential or commercial first, but urged everyone to keep in mind the big picture (i.e. the FLUM) and how the city should look in the future.
  - Chair Wamback suggested an approach that would establish framework first and implement it by geographical areas. Mr. Boudet commented that the sense of breaking things down from a communication standpoint is a really great concept, but the approach might raise concerns of people in the waiting list areas. Chair Wamback suggested another approach which would establish criteria first and identify areas to address based on the criteria. Mr. Boudet commented that it would be fairly easy to identify "discrepancy areas."
  - Commissioner Santhuff expressed his concurrence with staff's recommended approach.
  - Commissioner Strobel commented that when dealing with future land use, one should look at the population and job demand as the foundation of the methodology for analysis. He also concurred with staff's approach, but thought the commercial and residential reviews could go together, and not separated. He thought geographical considerations throughout this process are fine but cautioned against getting into the neighborhood subarea plan type of micro zoning.
  - Commissioner Waller concurred with Commissioner Strobel and would like to keep the project moving along.
  - Chair Wamback asked if the project could result in changes to the FLUM. Vice-Chair Petersen added that we keep talking about changing the zoning, but we really need to recognize that both the zoning and the FLUM can possibly be changed.
  - Commissioner McInnis stated that he liked Commissioner Givens's and Vice-Chair Petersen's comments, and that he is comfortable moving forward with the staff's recommendation.
  - Chair Wamback noted that this scoping process was a new step and that the Commission and city staff wasted a lot of tax payer money and time on trophy projects last year, e.g., potentially rezoning for one private developer for their car washing facility. We spent time focusing on one specific type of business, and neither of those have positive benefit for the broader community. So the whole effort to amend the annual amendment process to pay more attention to the scoping is great. There should be more meetings for these types of conversations in order to have a solid scope, as this one meeting is not enough. He then asked staff to proceed with the presentation on additional applications.
3. Shoreline Master Program (SMP) – Pursuant to the State Shoreline Management Act, staff would conduct a periodic review of the SMP and make appropriate amendments to reflect changing local circumstances, new information or improved data. Mr. Atkinson stated that staff's recommendations are to: (a) modify the scope to include the issues raised by Salmon Beach residents; (b) consolidate the Tideflats related issues in the subarea plan; and (c) evaluate standards for Geohazards.
  4. Joint Land Use Study (JLUS) Accident Potential Zone (APZ) Overlay – The project would evaluate the findings and recommendations of the JLUS and develop strategies for addressing compatibility with the Joint Base Lewis-McChord, with specific focus on the APZ. There were no public comments received. Staff recommended that the project be withdrawn from the 2019 Amendment docket and conducted off-cycle, due to staffing resources, scheduling and reprioritization.
  5. Open Space Corridors: Geologically Hazardous Areas – The project focuses on critical areas standards for development and disturbance within and around erosion and landslide hazard areas – types of Geographically Hazardous Areas associated with steep slope. There was public

support for the application. Staff's recommendation was to withdraw it from the 2019 Amendment docket due to limited staffing resources and reprioritization and to incorporate the analysis in the SMP periodic review.

6. Historic Preservation Code Improvements – This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review; clarification of the nomination and designation process and project review; and updates to the Historic Conditional Use Permit process. Public comments received included support for the demolition review, both support and opposition to the historic conditional use permit, and considering adjacency review. Staff's recommendation was to accept the scope as proposed.

Vice-Chair Petersen commented that she would like to see a table or a map that identifies those properties that this applies to. Mr. Atkinson responded that staff can make sure that is explicitly amended into the scope of work.

7. Minor Amendments – The project would amend the One Tacoma Plan and the Land Use Regulatory Code to keep the information current, address inconsistencies, correct errors, and clarify plan and code provisions. There were no public comments received. Staff's recommendation is to incorporate comments from the Commission regarding the clarity of some of our permitting/zoning procedures.

Upon completing the review of the 7 applications, Mr. Atkinson summarized that 5 applications would remain in the 2019 Amendment docket, with the respective scopes modified as recommended by staff; that the JLUS-APZ application would be removed from the docket and shifted to off-cycle analysis; and that the Open Space/Geohazards application would be removed from the docket and sifted to off-cycle analysis, with appropriate components incorporated in the SMP periodic review. Mr. Atkinson added that a new application regarding the Manitou Annexation is proposed to be included in the docket, as staff believed that it would entail amendments to both the Comprehensive Plan and the Zoning Code. Chair Wamback asked if the Commission would need to be making a recommendation on whether the Manitou area should be annexed. Mr. Boudet clarified that the Commission would make a recommendation on zoning and maps and things associated with that, upon the area's annexation, and that the Commission can, if so desired to, make a recommendation on whether the area should be annexed, but it's not necessary. Chair Wamback also stated that because of his employment with Pierce County, he does not feel comfortable being a part of the conversation about the annexation and will turn the gavel to Vice-Chair Petersen whenever this item is on the agenda.

Mr. Boudet provided the last part of the staff presentation by reviewing the remainder of the proposed Work Program, which included projects slated for completion in 2018, 2019 and 2020; on-going planning issues; regional and cross-jurisdictional issues; and emerging and deferred issues. He wanted to highlight the infill pilot program, recognizing there is so much conversation regarding affordable housing. There may be changes big enough to necessitate Comprehensive Plan changes. If that's the case, then it may shift into the amendment package as well. Chair Wamback noted that "Commercial Zoning Review Phase 2" would now be added to the category of projects slated for completion in 2020.

Vice-Chair Petersen moved to recommend the Planning Commission Annual Report for 2017-2018, including the Planning Commission Work Program for 2018-2020 and the final docket for the 2019 Amendment as discussed and modified, to the City Council's Infrastructure, Planning and Sustainability (IPS) Committee for review and concurrence. Commissioner Waller seconded the motion. The motioned passed unanimously.

## **E. Communication Items**

Mr. Boudet stated that the approved Annual Report and Work Program will be presented to the IPS Committee on July 11, 2018, and asked if the Chair would be attending. Chair Wamback confirmed.

Mr. Boudet reported that the 2018 Amendment package is expected to be adopted by the City Council on June 26, 2018, with certain amendments. The Council is considering remanding to the Commission the View Sensitive District Height Methodology item, which the Commission had put forward with "no

recommendation for adoption.” Upon Council’s action, that piece will be put back somewhere into the Planning Commission’s Work Program with timeline to be determined. There also has been some testimony about the Tire Storage item, and specifically concerns about whether or not the new standards would put the existing operations out of business. There might be some modifications coming to that, Mr. Boudet indicated.

Mr. Boudet reported that regarding Fire Station No. 5 that was talked about at the Community Vitality and Safety Committee meeting last week, there was conversation about whether or not there are other alternative to tearing that historic fire station down.

Chair Wambach noted that both himself and Vice-Chair Petersen would be absent from the next meeting on July 18, 2018, and suggested that Commissioner McInnis be the acting chair for the meeting. The Commissioners concurred.

## **F. ADJOURNMENT**

The meeting adjourned at 7:33 p.m.

***\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

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