



MINUTES

(Approved 2/17/2021)

TIME: Wednesday, February 3, 2021, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, Christopher Karnes, Brett Santhuff, Andrew Strobel, Alyssa Torrez

ABSENT: David Horne

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved.

The minutes for the January 6, 2021 and January 13, 2021 meetings were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

Lihuang Wung, Planning Services Division, reported to the Commission that fourteen written comments had been received by 12:00 p.m. (noon), one of which addressing the Home In Tacoma Project and thirteen addressing the Tideflats and Industrial Land Use Regulations. All comments were on file at the Department and available on the Planning Commission webpage for review.

D. DISCUSSION ITEMS

1. Home In Tacoma Project

Elliott Barnett, Planning Services Division, introduced Heidi Aggeler, a consultant from Root Policy Research that had been working on the project. He began by presenting the objectives of this discussion, which mainly focused on policy direction and finalizing the materials for public review. Next steps of the project and overview content of the public review package were presented. Mr. Barnett proceeded to explain recommendations in terms of Anti-racism strategy, Missing Middle housing infill actions, Missing Middle design principles, floor area ratio (FAR), supporting infrastructure and services, and two potential housing scenarios (Evolve housing choices and Transform housing choices).

Commissioner Givens was concerned about the concept of FAR, stating it might be problematic in cases of attic conversion or basement. Commissioner Edmonds had questions regarding walkability, environmental impacts, alley access and shared driveways. Additionally, Commissioner Karnes inquired about the possible maximum lot size to apply FAR.

Then, Ms. Aggeler continued the presentation with information on Area Median Income (AMI), housing market rates and incentives, affordable housing policy, housing target analyses for both renters and owners.

She also explained potential policy options for the affordable housing incentives and requirements, leading to recommendations for the project based on market study and feasibility report.

Chair Petersen inquired about the linkage fee vs. inclusionary requirements. In response, Ms. Aggeler provided more specifics on how they could be applied and how other jurisdictions implemented the models based on individual needs and direction. Commissioner Givens commented favorably of the information presented and shared his sympathy for those being displaced. Commissioner Karnes discussed incorporating transportation into the program as well as reduction of large multifamily units. Commissioner Torrez noted the anti-displacement tools, wanting to make sure they would be included in the public review package.

Furthermore, Mr. Barnett provided additional information on the potential zoning and code changes, as well as a summary of the ongoing engagement effort. The Commission agreed Mr. Barnett could start making preparation for the public release of the package.

The meeting was recessed at 6:02 p.m. and resumed at 6:08 p.m.

2. Tideflats and Industrial Land Use Regulations

Stephen Atkinson, Planning Services Division, informed the Commission that he was seeking approval to release the draft code for public review, set the public hearing date for March 3, 2021, and open for public comments through March 8, 2021. A summary of previous discussions and milestones of the project was then reviewed.

Moving forward, this meeting would cover the topic of oil and liquefied fossil fuels. Mr. Atkinson presented the policy framework, 2017 interim ordinance to provide context, and code development process. The proposed code framework covered definitions of fossil fuels and renewable fuels, prohibition of new and expansion of facilities, special use standards, conditional use criteria, zoning district intent statements, and specific examples. Alternatives were also provided, as well as next steps for the project.

Jason Henessy and Jay Shih from Berk Consulting Inc. presented the draft report of the Tacoma Fossil Fuels Study.

Commissioner Karnes made a motion to release the draft code for public review, set the public hearing date for March 3, 2021 at 5:30 p.m., and accept public comments through March 8, 2021. Commissioner Edmonds seconded the motion.

Commissioner Givens had questions regarding the conditional use criteria and State Environmental Policy Act (SEPA) applicability. Commissioner Edmonds asked about the possibility of expansion for improved efficiency, and projected job growth in relation to expansion restriction. Vice-Chair inquired about whether adopting the proposed code could eliminate or hinder any ways in which facilities in the Port could improve environmentally. He was further interested in the financial impacts of the proposed code and who would be impacted. Questions about the legality of the proposed code were also raised. Commissioner Strobel's questions involved storage facilities, employment data, job benefits comparison among the uses in the Tideflats, job growth forecast, and more pertaining to requirement in the conditional use criteria, mitigation measures, South Tacoma Groundwater Protection District, ancillary uses, etc. Next, Commissioner Santhuff wanted clarification on whether fueling facilities would be subject to conditional use permits and prohibition of new facilities. Commissioner Karnes additionally asked about the applicability of the intent statements and their legal weight (if any), as well as more information on the final products that fossil fuels were processed into. Commissioner Torrez would like the materials to more prominently cover issues mentioned in the public comments and connect how the proposed code would address those issues. Chair Petersen had a comment with regards to the timeline of the project.

Chair Petersen called for a vote on the motion previously made by Commissioner Karnes. The motion passed unanimously.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for February 17, 2021 meeting includes:
 - Impact Fees Program (Joint Session with Transportation Commission)
 - Home In Tacoma Project
- 2) Agenda for March 3, 2021 meeting includes:
 - Urban Design Studio
 - Tideflats and Industrial Land Use Regulations (Public Hearing, jointly with DOE)

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Status Reports by Commissioners
 - Commissioner Karnes reported to the Commission that the Housing Equity Taskforce would review the draft public review package for the Housing Action Plan and discuss the preliminary recommendations on anti-racism and anti-displacement.
- 2) Brian Boudet, Planning Division Manager, informed the Commission that Mesa Sherriff would be leaving his employment with the City, thus likely putting a hold on the Urban Design Studio program.

G. ADJOURNMENT

The meeting was adjourned at 7:50 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:***

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/