



MINUTES (Approved as Amended)

TIME: Wednesday, May 2, 2018, 5:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the meeting to order at 5:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved. The minutes from March 21, 2018 and April 4, 2018 meetings were reviewed and approved as submitted.

C. PUBLIC COMMENTS

There were no citizen comments.

D. DISCUSSION ITEMS

1. 2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code:

Stephen Atkinson, Planning Services Division, stated that the Commission was being requested to make a recommendation to the City Council on the 2018 Amendments by finalizing the draft Findings of Fact and Recommendations Report and the draft Letter of Recommendation. He reviewed the preliminary recommendations for the seven applications included in the 2018 Amendments package, and the Commissioners took the following actions:

(1) CAR WASH USES IN NEIGHBORHOOD CENTERS

Commissioner Givens commented that he originally thought the decision-making process for the Conditional Use Permit associated with the proposal would go through the Hearings Examiner, and now realizing that it would go through the Director based on staff review, he would not feel comfortable with allowing car washes in neighborhood centers. Commissioner Edmonds moved that the Car Wash Uses in NCX be forwarded to the City Council with a notion of “not recommended for approval.” Vice-Chair Petersen seconded. The motion passed unanimously.

(2) VEHICLE SERVICE AND REPAIR: OUTDOOR STORAGE

Commissioner Givens commented that on page 43 of the Public Review Document (April 4, 2018), the wording of the following provision would result in an awkward situation of landscaping between two fences and should be improved:

“Where screening is provided, required landscaping shall be located between the screen and abutting properties and rights-of-way.” (TMC 13.06.510.E.3.e)

Chair Wamback noted that this issue had already been discussed at the last meeting, and that weak direction had been given to staff about not wanting to see a change. Mr. Atkinson clarified that staff had suggested a modification that would keep the landscaping requirement when abutting public rights-of-way, but when abutting residential properties, leave it up to the business owner to decide

whether or not to put the fence on the property line or between the landscaping and the tire storage use. The Commission did not move forward with the modification, Mr. Atkinson further clarified.

Chair Wamback entertained a motion to move forward with the proposal as presented, and suggested an amendment could be proposed to the main motion. A motion to that effect was made by Commissioner McInnis and seconded by Commissioner Strobel. Commissioner Givens moved, and Commissioner McInnis seconded, to amend the motion by removing the words of “and abutting properties” from the above-mentioned provision. Chair Wamback offered a friendly amendment, which was accepted, to correct the numbering in the section of the code where said provision is located, because there are two number three’s.

Vice-Chair Petersen and Commissioner Santhuff spoke against the amendment to the main motion, arguing that removing landscaping would defeat the purpose and lose the benefits of buffering. Commissioner Givens clarified that the intent of the amendment was to make sure that the required landscaping is properly maintained. Chair Wamback called the question, and with a unanimous nay-vote, proclaimed that the amendment to the main motion failed.

Discussion ensued. Commissioner Edmonds suggested letting the professionals figure out the landscaping – what to plant, how to plant and how to maintain. Commissioner Strobel commented that he understands the general benefit of landscaping to the property, but individual business owners should have the option to make their own fencing. Chair Wamback commented that tires should be stored inside buildings, and this code amendment makes it easier for the tires to be outside, and that if the storage of tires outside gets voted through, there needs to be an offset benefit to protect the neighboring property owners by making the tire owners do landscaping.

Commissioner Santhuff offered an additional amendment to the main motion by adding a second sentence to the above-mentioned provision that would state that, for example, “Provisions shall be made for maintenance access to the landscaping.” The motion was seconded by Commissioner McInnis. It was understood that this motion also included the friendly amendment about the correction of numbering. The motion passed unanimously.

Further discussion ensued. Vice-Chair Petersen commented that tires should be stored in a building and that the proposal as it stands would give [both legal and not legal](#) non-conforming uses a conforming status. Commissioner Givens commented that he feels for small businesses, but pointed out that tires present fire hazard. Chair Wamback commented that the principles of the One Tacoma Plan are about promoting growth, density, and the integrity of the single family neighborhoods, and that until the Commercial Zoning Districts are reviewed and cleaned up, he doesn’t feel that the Commission can say they are protecting the single family neighborhoods. He felt that the Commission is increasing the intensity of use in the C-2 zone. Chair Wamback added that along with fire hazard, outdoor tire storage will also increase noise.

Chair Wamback called the question on the amended motion. Commission voted 5 to 3 (Chair Wamback, Vice-Chair Petersen and Commissioner Givens voting nay), and the amended motion passed.

(3) S. 80TH STREET PDB REZONE

Commissioner Givens commented that in the proposed language on page 65 of the Public Review Document (April 4, 2018), the 50-ft buffer is strange for the ancillary portions of the industrial use. Mr. Atkinson explained that this proposal was expanded from a site rezone to an area-wide rezone for this area, and in doing so, staff was looking at a comparable buffer standard to what would’ve been required through the site rezone process. He stated that essentially, the proposal is to start with the 50-ft buffer, which could be scaled depending on the size or intensity of the site.

Further discussion ensued regarding the methodology for applying buffering standards based on zoning districts rather than use. It was decided the issue would be deferred for future study. Chair Wamback asked that the discussion be reflected in the Findings of Fact and Recommendations Report. Commissioner McInnis motioned that the S. 80th Street PDB Rezone proposal, as presented, be moved forward to the City Council. The motion was seconded by Commissioner Edmonds, and approved unanimously.

(4) C-2 COMMERCIAL VIEW SENSITIVE DISTRICT HEIGHT METHODOLOGY

Based on what had been presented and discussed at the previous meeting, Commissioner Strobel moved to recommend Option 2 to the City Council. Commissioner Waller seconded the motion. Commissioner McInnis reiterated his concerns about changing the code for one project, arguing that a lot of pain could come from the proposal which provides no impetus to development. Chair Wamback felt that the proposal was not appropriate for addressing three distinct areas in the City with different view sheds. Vice-Chair Petersen also felt that the larger picture has been missed by placing a blanket fix over the city and that the proposal was not a real solution to a real problem. Commissioner Santhuff pointed out that the proposal would put limitations on the height of parapets and rooftop appurtenances and would only apply to property on slope, i.e., not in Proctor or Titlow areas. Commissioner Givens commented that the proposal would provide predictability and protect views and has gained support from the neighborhood based on testimony received at the public hearing. Commissioner Strobel felt that the proposal provides certainty in how height is determined and is beneficial to property owners. Chair commented he finds all the VSD methodology askew.

Chair Wamback called the question. The Commission voted 4 to 4, with Commissioners Givens, Santhuff, Strobel and Waller voting aye and Commissioners Edmonds, McInnis, Petersen and Wamback voting nay. The motion failed. Brian Boudet, Planning Services Manager, clarified and suggested that, the Commission had previously expressed preference for Option 2 for the purpose of preparing the Findings and Recommendations Report, and with the failed motion, the Commission would be forwarding the proposal to the City Council with a “no recommendation.” The Commission concurred.

(5) TRANSPORTATION MASTER PLAN

Commissioner Edmonds made a motion to move forward the Transportation Master Plan amendments to the City Council, which was seconded by Vice-Chair Petersen. The motion passed unanimously.

(6) OPEN SPACE CORRIDORS – PHASE 1

Commissioner Strobel motioned to recommend the Open Space Corridors proposal to the City Council. Vice-Chair Petersen seconded the motion. Commissioner McInnis indicated that he supports the proposal but will recuse himself from the vote because he owns a property on one of the corridors. Commissioner Givens expressed he struggled with this one because he thinks that specific corridors should be identified rather than having a blanket restriction on sites that are 2 acres and have a lot of foliage on it and commented he would be voting no on this one. With a vote of 6 to 1 (Commissioner Givens voting nay and Commissioner McInnis recusing himself), the motion passed.

(7) CODE AND PLAN CLEANUPS

Commissioner McInnis made a motion to forward the Code and Plan Cleanups to the City Council for approval. Commissioner Santhuff seconded. The motion passed unanimously.

Mr. Atkinson summarized the votes on the seven applications and requested the Commission consider voting on the 2018 Amendments package in its entirety. Commissioner Santhuff suggested that the Findings of Fact and Recommendations Report reflect the Commission’s discussion on the VSD Height Methodology proposal, i.e., that the Commission was concerned about the rooftop structures and what the current zoning allows, and that Option 2 would address that issue. Vice-Chair Petersen made a motion to forward to the City Council for consideration for approval the 2018 Amendments package including the Findings of Fact and Recommendations Report and the Letter of Recommendation reflecting the Commission’s discussion and actions as summarized by Mr. Atkinson. Commissioner Santhuff seconded the motion. The motion passed unanimously.

(Chair Wamback recessed the meeting on 6:10 p.m. The meeting resumed at 6:20 p.m.)

2. 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Chair Wambach noted that what staff was going to present was relating to an improved scoping process for the 2019 Amendments which was in the spirit of the proposed amendments to TMC 13.02.045 and .053 that were part of the 2018 Amendments being forwarded to the City Council for consideration.

Mr. Atkinson reviewed the scope of the proposed 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code, which included the following seven applications:

- (1) **FUTURE LAND USE IMPLEMENTATION:** This project will improve the consistency between the One Tacoma Plan and implementing zoning, with outcomes intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices and employment opportunities in close proximity to schools, parks, transit, and other amenities.
- (2) **COMMERCIAL ZONING UPDATE:** The project will amend Tacoma's General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent, pedestrian and transit supportive urban environment.
- (3) **SHORELINE MASTER PROGRAM:** Conduct the Periodic Review as required by the State Shoreline Management Act, and incorporate any amendments needed to reflect changed circumstances, new information or improved data. Pursuant to the schedule established for every community by the Legislature, the first round of periodic reviews is due on or before June 30, 2019 for Snohomish, King and Pierce counties and their cities and towns.
- (4) **JLUS APZ-II OVERLAY:** Develop an Airport Compatibility Overlay Zone to implement the recommendations of the Joint Land Use Study (JLUS) and the Accident Potential Zone II (APZ-II). Clear Zones and APZs represent the most likely impact areas if an aircraft accident occurs. APZs are based on Department of Defense historical data on where accidents have previously occurred.
- (5) **OPEN SPACE CORRIDORS – PHASE 2:** The Open Space Corridors (OSC) Project is one of the City's initial steps to implement the Parks and Open Space designation of the Comprehensive Plan. The current effort (Phase 2) focuses on Critical Areas standards for development and disturbance within and around erosion and landslide hazard area – types of Geologically Hazardous Areas associated with steep slopes.
- (6) **HISTORIC PRESERVATION CODE IMPROVEMENTS:** This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments addressing such issues as demolition review, nomination and designation process, and the historic conditional use permit.
- (7) **MINOR AMENDMENTS:** This project involves minor revisions to the Comprehensive Plan and the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.

Mr. Atkinson indicated that with the proposed process, the Commission would conduct a scoping public hearing on June 6, 2018 on the scope of work for the 2019 Amendments including an assessment report for each of the seven applications, as presented. After the public hearing, the Commission would make appropriate modifications to the scope and forward it to the Infrastructure, Planning and Sustainability Committee for review and determination on which projects to move forward with technical analysis.

The Commissioners provided the following comments:

- Commissioner Edmonds asked if all of these applications were internal. Mr. Atkinson responded that that was correct and there is no plan to accept private applications for the 2019 Amendments.
- Vice-Chair Petersen pointed to page 5 of the assessment report for the application of Future Land Use Implementation, under "Existing Uses and Nonconforming Uses", and suggested that the scope of work for "areas proposed for rezones" should also include the review of whether the existing zones meet the future intent of the City's vision. She also pointed to page 1 of the assessment report for the application of Historic Preservation Code Improvements, under "Project Proposal", and suggested adding some photos of the "historically significant properties over 4,000

sq-ft” for illustration purposes. Regarding the proposed changes to nomination requirements for historic places, Vice-Chair Petersen also commented that the current process is too easy and without adequate public engagement, which is a huge red flag.

- Commissioner Givens echoed Vice-Chair Petersen’s comments on the application of Future Land Use Implementation and suggested that it should be a two way review and put the appropriateness at the neighborhood level. Regarding the application of Open Space Corridors and issues relating to geohazards, he would like to discuss with staff further to know what the problem is. Commissioner Givens also indicated that he was disappointed that the issue relating to accessory dwelling units is not being addressed in the 2019 Amendments process. Mr. Boudet responded that that discussion will be before the Commission shortly.
- Commissioner Strobel commented that the land use and zoning concerns associated with the pending annexation of the Manitou area from Pierce County to the City should be incorporated, as appropriate, in the scope for the Future Land Use Implementation.
- Commissioner Edmonds commented that the scopes for the Future Land Use Implementation and the Commercial Zoning Update should have appropriate tie-in with the review of issues relating to traffic, public transportation and parking.
- Chair Wamback stated that the 2019 Amendments is a part of the Planning Work Program and pointed out the important role of the Planning Commission in the development of the work program in consultation with the City Council. He suggested that during the scoping public hearing process for the 2019 Amendments staff also present the Planning Work Program to provide the public the appropriate context. Chair Wamback also suggested that the evaluation of the 2019 Amendments be conducted within the framework of housing affordability; for example, would new regulations about historic uses make housing less affordable and more restricted for people in need, and would the future land use map be intended to increase the amount of buildable land for affordable housing?

Vice-Chair Petersen moved that the Commission release the 2019 Amendments applications for public review, set a public hearing for June 6, 2018 to accept public testimony on the proposed scope of work for the applications. Commissioner Strobel seconded. The motion passed unanimously.

E. Communication Items

Lihuang Wung, Planning Services Division, reported that the Infrastructure, Planning and Sustainability Committee is tentatively scheduled on May 30th to interview candidates for the Planning Commission’s Districts 2, 3 and 5 positions, and the City Council’s appointment is anticipated in mid-June. Mr. Wung also reviewed the expected attendance of the Commissioners during the summer. Vice-Chair Petersen suggested not scheduling any public hearing on September 19th, in respect for Yom Kippur.

Mr. Boudet expressed his appreciation for the Commissioners’ hard work in completing the 2018 Amendments. Concerning the Tacoma Mall Neighborhood Subarea Plan, Mr. Boudet mentioned that there are three amendments that the City Council is considering, relating to parking standard, inclusionary zoning and map clarification. With respect to Sound Transit’s recent scoping process for the Tacoma Dome Link Extension (TDLE) project, Mr. Boudet appreciated the Commissioners’ participation and indicated that he is interested in learning what the thoughts of the Commissioners are. Commissioner McInnis commented that there is a lot of momentum in the Tacoma Dome district and TDLE is a very important project for Tacoma, and he would like to see the Commissioners elevate it. Commissioner Santhuff reminded that May 3rd is the last day to put in any early comments on this scoping phase to Sound Transit. Commissioner Givens stated that he doesn’t want the Dome district to turn into one giant park-and-ride facility.

F. ADJOURNMENT

The meeting adjourned at 7:05 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: www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/*