



**MINUTES** (Approved on 2-6-19)

**TIME:** Wednesday, January 16, 2019, 5:00 p.m.  
**PLACE:** Council Chambers, Tacoma Municipal Building, 1st Floor  
747 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), David Horne, Ryan Givens,  
Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller  
**ABSENT:** Carolyn Edmonds

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

Chair Wamback called the meeting to order at 5:06 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved, with an amendment to reverse the order of discussion items D-1 and D-2.

The minutes for the December 5, 2018 meeting were approved as submitted. The minutes for the December 19, 2018 meeting were approved with an amendment suggested by Commissioner Santhuff to correct the spelling of "Accessory Dwelling Unites" to "Accessory Dwelling Units."

**C. PUBLIC COMMENTS**

The following citizens provided comments:

- Marshall McClintock – Mr. McClintock spoke in favor of the proposed Historic Preservation Code Amendments. Citing a modest two-story house in the southeast corner of Hilltop built in 1887 and among the oldest houses remaining in the area, he commented that if it was on the register it would be the 5th oldest house. Mr. McClintock also provided a brief history of the owners of the home and the significant impact they had on the community of Tacoma.
- Roger Cushman Edwards – Mr. Edwards had been nominated as an archivist and historian for the Salmon Beach community. He also wrote a book titled "Tacoma's Salmon Beach." He noted that if the Commissioners would like a book, he'd be happy to provide one.

**D. DISCUSSION ITEMS – Note that items D1 and D2 were switched from the original agenda.**

**1. JBLM Airport Compatibility Overlay District**

Larry Harala, Long Range Planning, presented potential modifications to the proposed JBLM Airport Compatibility Overlay District. The modifications were established by staff based on the Planning Commission's direction made at the last meeting on December 19, 2018, when the Commission reviewed public comments on the proposal received at the public hearing on November 7, 2018. Mr. Harala reviewed in detail the potential modifications that addressed three categories of issues, i.e., residential uses, nonresidential uses, and development standards. He concluded that this has been a process that staff took to heart to reach out to the area to incorporate the citizen's opinions. He thought the proposed modifications reflected that.

Discussion ensued. The Commissioners suggested two changes to the staff-established modifications, i.e., (1) remove brewpubs from the proposed prohibited uses list, to be consistent with other eating and

drinking uses; and (2) ensure consistency in the use of the terms of “JBLM Airport Compatibility Overlay District”, “Airport Compatibility Overlay District”, and “Overlay District.”

Vice-Chair Petersen made a motion to move forward for the City Council’s approval the Commission’s recommendation package, including the Letter of Recommendation, the Findings of Fact and Recommendations Report, and the Proposed Code Amendments, with the two changes suggested by the Commission. Commissioner Waller seconded the motion. Commissioner Horne recused himself from the voting, because he resides in the subject area. The motion passed with affirmative votes from all voting Commissioners

## **2. Historic Preservation Code Amendments**

Reuben McKnight, Historic Preservation Officer, presented the Landmarks Preservation Commission’s recommendations for historic preservation related code amendments, including proposed cleanups, such as process improvements and clarifications to the nomination process to the Tacoma Register of Historic Places, potential amendments to the Historic Conditional Use Permit, as well as substantive changes the code that addresses impacts to cultural resources and demolitions that result from development activity, currently housed in TMC 13.12.570.

The Commission had many questions, specifically regarding Demolition Review and how that affects the actual demolition process. They asked to see more real life examples of homes that have undergone this process. Some Commissioners were interested in the types of documentation and code that goes with the process, and how the code holds up to those who violate it. Other members were concerned about how the square footage threshold affects the process, and what’s the difference between the federal and state districts. Further discussion ensued. The Commissioners discussed what types of information home owners are exposed to prior to purchasing a historic home. Some recommendations were made regarding adding more clarity to the staff report on the summary page. While the Commissioners are in general support of a solid historic program to be in place, there was a concern that this process may delay the permit process. There were other concerns about limiting housing in certain neighborhoods.

Brian Boudet, Planning Manager, indicated that staff will incorporate all of the input and continue to facilitate the Commission’s discussion in February, with the goal to have the proposed code amendments released in March along with other applications for the 2019 Annual Amendment for public review. He also noted that some of the issues may be outside of the Commission’s review authority, such as the make-up of the Landmarks Preservation Commission. Chair Wamback noted that anything beyond the Planning Commission’s purview could be documented separately so the public won’t be confused about what are subject to the Planning Commission’s public hearing.

## **E. COMMUNICATION ITEMS**

In addition to the information included in the agenda, Mr. Boudet provided the following:

- The Planning Commission’s recommendations on the JBLM Airport Compatibility Overlay District will be presented to the IPS Committee on February 27, 2019 (tentative).
- A joint meeting of the Planning Commission and Transportation Commission is being planned for February 20 or March 6, for the commissions to receive a briefing on the Sound Transit’s Tacoma Dome Link Extension project.
- The Detached Accessory Dwelling Unit Code Amendments will be presented to the IPS Committee on January 23, 2019.

## **F. ADJOURNMENT**

The meeting adjourned at 6:35 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)