



## **MINUTES** (Approved on 11-20-13)

**Meeting:** Regular Meeting  
**Time:** Wednesday, November 6, 2013, 4:00 p.m.  
**Location:** Room 16, Tacoma Municipal Building North, 733 Market Street  
**Present:** Sean Gaffney (Chair), Scott Winship (Vice-Chair), Chris Beale, Donald Erickson, Tina Lee, Alexandria Teague, Stephen Wamback  
**Absent:** Benjamin Fields, Erle Thompson

### **CALL TO ORDER**

Chair Gaffney called the meeting to order at 4:04 p.m. and declared a quorum present.

Commissioner Chris Beale, appointed on November 5, 2013, representing District No. 5, was sworn in by the City Clerk.

### **APPROVAL OF MINUTES**

The minutes of the regular meeting on October 16, 2013 were approved as submitted.

### **DISCUSSION ITEMS**

#### **1. South Downtown Subarea Plan and Final Environmental Impact Statement (FEIS)**

Ian Munce, Planning Services Division, facilitated the Planning Commission's consideration for recommending the Draft South Downtown Subarea Plan to the City Council for adoption. There were three issues that required clarification based upon the discussions at the previous Commission meeting on October 16, 2013.

The first issue was the maximum buildout target that should be recommended in the Subarea Plan. The Final Environmental Impact Statement for the project analyzed 30 million square feet of new development, while Commissioner Erickson argued that 20 million would be a more adequate target. He distributed a white paper that he had prepared, "Needed 2040 Growth Capacity for South Downtown", which summarized his research and analysis on the current and projected development trends in the residential and office markets. The white paper concluded that it would be more prudent to go with an estimated 20 million square feet of new development in South Downtown, which is still more than sufficient to meet both Pierce County's 2030 growth targets and the Puget Sound Regional Council's VISION 2040 projections. The Commission concurred, and with a unanimous vote, modified the Subarea Plan accordingly.

Mr. Munce indicated that the other two issues were relating to the proposed Feather Sign regulations and Fencing Standards for the Downtown Districts, which would be included in the Commission's recommendation to the City Council. The Commission concurred, made no changes to the Findings of Fact and Recommendations Report that had been distributed at the previous meeting, and recommended approval of the South Downtown Subarea Plan to the City Council. Commissioner Wamback, while acknowledging the action already taken by the Commission, indicated that he prefers taking out the Feather Sign regulations, and addressing them separately, from the recommendation.

## **2. Affordable Housing Code (Annual Amendment Application #2014-06)**

Elliott Barnett, Planning Services Division, introduced Michael Mirra and Gary Pederson, co-chairs of the Affordable Housing Policy Advisory Group (AHPAG). Mr. Mirra and Mr. Pederson provided background on the need for affordable housing in Tacoma and on the AHPAG's 2010 recommendations to the City Council. Mr. Barnett highlighted some of the City's efforts and progress in implementing AHPAG's recommendations over the past few years. Of those tasks assigned by the City Council to the Planning Commission for analysis, the current proposal (Annual Amendment Application #2014-06) is the second phase, following the 2012 adoption of affordable housing policy principles in the Housing Element and to be followed in 2015 with affordable housing infill strategies.

Mr. Barnett provided an overview of proposed actions contained in the current proposal. These include review of affordable housing incentives, including consideration of creating a new code section as authorized by the Growth Management Act, and promoting two affordable housing types – mini-flats and Accessory Dwelling Units (ADUs). Discussion ensued. The Commission asked for clarification of several issues including potential permit fees funding sources, information about the time breakdown of permit reviews, considerations for approving rezones, and legal issues on inclusionary affordable housing requirements. Commissioner Lee handed out a map related to the mini-flats discussion, and suggested looking at transit corridors (possibly only trunk lines) rather than stations. The Commission also suggested looking at a quarter-mile distance for mini-flats.

### **COMMUNICATION ITEMS AND OTHER BUSINESS**

- (a) Puget Sound Equity Summit – November 8-9, 2013, Highline Community College.
- (b) Lihuang Wung, Planning Services Division, reviewed the agenda for the Infrastructure, Planning and Sustainability Committee's meeting on November 13 and the tentative agenda for the Planning Commission's meeting on November 20, 2013.
- (c) Brian Boudet, Manager, Planning Services Division, reported that the City Council adopted Substitute Ordinance No. 28182 on November 5, 2013, enacting Interim Regulations concerning Recreational Marijuana for a one-year period.
- (d) Mr. Boudet reported that the Infrastructure, Planning and Sustainability Committee reviewed the scope of work for the 2015 Comprehensive Plan Update on October 23, 2013 and issued a recommendation for adoption, scheduled for the City Council's consideration in late November.
- (e) Mr. Boudet informed the Commission that the last session of the 2013 Lecture Series of "Conversation RE: Tacoma" – Getting the Vibe – is scheduled for November 21, at 6:30 p.m., in the Museum of Glass.

### **ADJOURNMENT**

The meeting was adjourned at 5:18 p.m.