



City of Tacoma Committee of the Whole Minutes

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

November 09, 2021

3:00 PM

SPECIAL MEETING

Call To Order

Mayor Woodards called the special meeting to order at 3:02 p.m.

Roll Call

Present: 6 - Blocker, Hines, Hunter, Ushka, Walker and Woodards

Absent: 3 - Beale, McCarthy and Thoms

Council Member Thoms arrived at 3:03 p.m.

All Council Members participated virtually.

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Council Member Thoms arrived here, at 3:03 p.m.

Briefing Items

1. [21-1108](#) Home in Tacoma

At approximately 3:04 p.m., Peter Huffman, Director, Planning and Development Services (PDS), introduced Brian Boudet, Planning Division Manager, PDS, and provided opening remarks on the Home in Tacoma Project updates, including an overview, and the Infrastructure, Planning, and Sustainability (IPS) Committee review scope and schedule. Mr. Boudet reviewed the Home in Tacoma Project vision and policy phase, known as Phase 1, noting the shift away from exclusively single-family zoning for the entire City; the purpose of mid-scale residential zoning, noting impacts on affordability; other Affordable Housing Action Strategy actions and objectives; the Planning Commission's recommendation for mid-scale housing; mid-scale options considered, noting transit, transitions from designated centers and commercial nodes, and principal arterials; the mid-scale map; non-conforming sites; a proposal for a non-conforming Conditional Use Permit; phasing of implementation; infill design policies;

infrastructure policies; affordability code; the Phase 2 approach, noting a schedule and ways to get involved; and a timeline for City Council action.

Discussion ensued regarding changes in specific areas of the City; the process for Council Members to propose revisions or amendments; impact of community feedback on the process and proposals; touring neighborhoods to understand what impacts the changes will have; depth of mid-scale zoning on the proposed corridors; the Buildable Lands Report; possible changes to the Multi-Family Property Tax Exemption Program; appreciation for staff, Planning Commissioners, and City Council committee work; monitoring density; livability; view sensitive areas and building height restrictions; timing and opportunities for changes in Phase 2; community concerns related to the scope, scale, and speed of the Project; the importance of taking action; design standards; and the pilot Neighborhood Planning Program.

Adjournment

On proper motion, the special meeting was adjourned at 3:54 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk