



City of Tacoma

Infrastructure, Planning and Sustainability Committee Minutes

747 Market Street, Tacoma, WA 98402, Conference Room 248

Dial: 253-215-8782 Meeting ID: 878 2905 6704

Webinar Link: www.zoom.us/j/87829056704 Passcode: 614650

January 25, 2023

4:30 PM

Chair Kristina Walker, Vice Chair Olgy Diaz, John Hines,
Catherine Ushka, Joe Bushnell (alternate)

Call To Order

Chair Walker called the meeting to order at 4:32 p.m.

Roll Call

Present: 3 - Bushnell, Walker, and Ushka

Absent: 2 - Diaz and Hines

Council Member Hines arrived at 4:34 p.m.

Council Member Ushka participated virtually.

Public Comment

[23-0093](#)

Written Public Comment - Uploaded after the meeting

Public Comment was heard from:

1. Deborah Cade, speaking on the Home in Tacoma (HIT) Project Phase 2.

Council Member Hines arrived here, at 4:34 p.m.

2. Tom Giske, speaking on the trees in the right-of-way code update.

3. Nancy Campbell, speaking on the HIT Project Phase 2 and the trees in the right-of-way code update.

4. Esther Day, speaking on the HIT Project Phase 2 and the trees in the right-of-way code update.

Briefing Items

1. [23-0060](#) Home In Tacoma Project - Phase 2 Update
[Elliott Barnett, Senior Planner, Planning and Development Services]

At approximately 4:40 p.m., Elliott Barnett, Senior Planner, Planning and Development Services (PDS), provided opening remarks and presented the HIT Project Phase 2 update, including the HIT Project being a part of the Affordable Housing Action Strategy (AHAS); meeting agenda and objectives; updates; round one of community engagement in January-February 2023; review of existing conditions, noting an example review of residential patterns; density- versus form-based zoning frameworks; key findings, noting the zoning benchmarking study; zoning framework and map options, noting the guiding principles; input on middle housing standards; middle housing standards, noting the adopted policy direction and key decisions; low- and mid-scale residential standards; preliminary standards options; if middle housing can complement existing neighborhoods; and next steps.

Discussion ensued regarding the concept design review; studying view corridors; parking options, noting availability and requirements; building in neighborhoods without alleys; reducing or adding flexibility to standards; special needs housing; collecting data on where public comment is coming from; affordability versus quality; design impacts on existing neighborhoods; permitting and review processes; density- versus form-based zoning frameworks; lot sizes; curbs, gutters, and sidewalks; impacts of changing zoning; affordability; encouraging first-time ownership; and potential impacts of building mid-scale housing.

2. [23-0061](#) 2023 Amendment to the Comprehensive Plan and Regulatory Code
[Stephen Atkinson, Principal Planner, Planning and Development Services]

At approximately 5:41 p.m., Stephen Atkinson, Principal Planner, PDS, presented the 2023 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, including an agenda; the 2023 amendment docket, process, and timeline; annual versus off-cycle amendments; individual land use applications, noting Mor Furniture, electric fences, shipping containers, delivery-only businesses, commercial zoning, and minor amendments; community engagement; and next steps.

Discussion ensued regarding shipping containers for potential retail or park use, possible site development plans, address signage, commercial zoning, the timeline of the code amendment process, and adding new items to the process in the future.

3. [23-0064](#) Trees in the Right-of-Way Code Update Policy Discussion
[Mike Carey, Urban Forest Program Manager, Environmental Services]

At approximately 6:12 p.m., Jim Parvey, Environmental Policy and Sustainability Division Manager, Environmental Services (ES), provided opening remarks and introduced Mike Carey, Urban Forest Program Manager, ES. Carey presented the trees in the right-of-way code update, including an overview; background; policy no. 1 on view enhancement, noting public versus private views, applications for view enhancement, performance of work, funding public view enhancement, and improved City property; policy no. 2 on City-owned third party managed property; policy no. 3 on enforcement, noting enhanced enforcement of authority and monetary penalties and rebuttable presumption; and next steps.

Discussion ensued throughout regarding tree pruning applications and criteria; private views and property values; public versus private views; permits for removal of trees on adjacent property, both public and private; passive open space owned by the City; contracting for work done; having the City be in charge of work done versus the applicant; who should retain control of the work; calculating public benefit versus cost; partnership with Metro Parks Tacoma and other parties; the enforcement of a monetary penalty for non-compliance; the presumption of a beneficiary of un-permitted pruning/removal; incentivizing getting a permit; and next steps.

Topics for Upcoming Meetings

4. [23-0062](#) February 8, 2023- Tacoma Water Climate Plan; 2022-2024 Long-Range Planning Work Program Update
February 22, 2023-Trees and Construction Operations Plan Update;
Neighborhood Planning Program Update
March 8, 2023- Decarbonization Resolution Update;
Tacoma Recycles Right: Multi-Family Engagement Study

Cathy Sims, Committee Liaison, stated that the next meeting will be on February 8, 2023, and will include an updates on the Tacoma Water climate plan, the Planning Commission work program, and the Facility Advisory Committee; the February 22, 2023, meeting will include updates on the trees and construction operations plan and the Neighborhood Planning Program; and the March 8, 2023, meeting will include updates on the decarbonization resolution and the Tacoma recycles right study.

Other Items of Interest

Chair Walker stated she would be reaching out to the other members of the Infrastructure, Planning, and Sustainability (IPS) Committee regarding attending the meetings of committees, boards, and commissions, and the start time of the IPS Committee meetings.

Adjournment

There being no further business, the meeting adjourned at 7:13 p.m.

Kristina Walker, Chair

Katie Foster, City Clerk's Office