



# City of Tacoma

## Infrastructure, Planning and Sustainability Committee Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

October 11, 2017

4:30 PM

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Chair Ryan Mello, Vice Chair Anders Ibsen,  
Conor McCarthy, Robert Thoms, Keith Blocker (alternate)

### Call To Order

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

**Present:** 3 - Mello, Ibsen and McCarthy

**Absent:** 1 - Thoms

Deputy Mayor Thoms arrived at 4:34 p.m.

### Briefing Items

1. [17-1041](#) 2018 Amendments and Planning Work Program Update  
[Brian Boudet, Planning and Development Services Division Manager,  
PDS Planning Division]

At approximately 4:33 p.m., Brian Boudet, Planning and Development Services Division Manager, presented information on the update of the planning work program.

Deputy Mayor Thoms arrived here, at 4:34 p.m.

Mr. Boudet continued to review the work program including an overview with significant new/elevated initiatives and details of the Planning Commission work program for 2017 to 2019; breakdown of staff resources; and work program options including consolidation, prioritization, phasing, and timing. He reviewed four proposed tracks to include interim regulations on correctional facilities, Tideflats, marijuana uses and playground buffers, emergency temporary shelters, subarea plans, 2018 amendments, and 2019 amendments. Mr. Boudet further reviewed the 2018 amendments, including private and public applications, status, current scope, and the process. He provided a list of emerging/deferred issues.

Discussion ensued throughout regarding height and density of the mall subarea plan, cleanup of the code, and zoning. Further discussion ensued of the planning, impact of delivery, coordination, and compensation for Sound Transit 3, interim regulations, Residential Infill Pilot Program, and creation of a masterplan for the Cushman Substation. Discussion continued on if Tacoma Public Utilities could create a budget, architectural team, consulting team, and create a masterplan. The discussion concluded with reviewing the proposed tracks and looking at the priorities.

2. [17-1043](#)

Biogas Information Project

[Jim Parvey, Environmental Services Division Manager,  
ES Environmental Policy and Sustainability]

At approximately 5:02 p.m., Jim Parvey, Environmental Services Division Manager, made opening remarks and introduced Dave Koberstein, Engineer, Environmental Services; Larry Berdan, Program Manager, Puget Sound Energy; Andrew Williamson, Municipal Business Manager, and Robert Hail, Project Development Manager, McKinstry Company. Mr. Parvey provided information on the Biogas project including the agenda, issues, overview, effects of converting central treatment plant biogas to renewable natural gas, and generate revenue with natural gas sales, Low Carbon Fuel Standard credits, and Renewable Identification Number (RIN) credits. He described what a RIN is, the business plan, project financials, self-funding financing cash flow with a chart of proposed annual and cumulative cash flow, risks, project guarantees, additional benefits, clean fuel implementation, and the next steps.

Discussion ensued throughout regarding fuel potency, gas from the digesters, experience of McKinstry Company, investment grade audit, and biomethane flaring. Discussion continued on risks and benefits; funding; fuel cost; debt service; the production, consumption, and storage of gas; and funding and dedication of resources for environmental action plan.

## Topics for Upcoming Meetings

3. [17-1045](#)

October 25, 2017- Unified Development Code Update, Puyallup Avenue Corridor Conceptual Design, Ruston Way Visioning, and Regional Climate Change Pledge

Rebecca Boydston, Committee liaison, stated the next meeting will be on October 25, 2017 and will include an update on the Unified Development Code, Puyallup Avenue Corridor conceptual design, Ruston Way visioning, and an update on the Regional Climate Change pledge.

## **Other Items of Interest**

There were no other items of interest.

## **Public Comment**

There was no public comment.

## **Adjournment**

There being no further business, the meeting adjourned at 5:34 p.m.

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Ryan Mello, Chair

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Jessica Jenkins, City Clerk's Office