



City of Tacoma

Infrastructure, Planning and Sustainability Committee Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

January 24, 2018

4:30 PM

Chair Ryan Mello, Vice Chair Anders Ibsen,
Chris Beale, Conor McCarthy, Lillian Hunter (alternate)

Call To Order

Chair Mello called the meeting to order at 4:37 p.m.

Present: 3 - Beale, McCarthy and Mello

Absent: 1 - Ibsen

Deputy Mayor Ibsen arrived at 4:38 p.m.

Approval of Minutes

Deputy Mayor Ibsen arrived here, at 4:38 p.m.

1. [18-0051](#) Approval of the minutes of October 25, 2017
2. [18-0050](#) Approval of the minutes of November 8, 2017
3. [18-0052](#) Approval of the minutes of December 13, 2017

MOTION: Chair Mello moved to approve the minutes of the October 25, 2017, November 8, 2017, and December 13, 2017 meetings.

SECONDED BY: Council Member Beale.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 4 - Beale, Ibsen, McCarthy and Mello

Briefing Items

4. [18-0055](#) Election of 2018 Officers

MOTION: Deputy Mayor Ibsen moved to reelect Council Member Mello as Chair of the Infrastructure, Planning, and Sustainability Committee for the year 2018.

SECONDED BY: Council Member McCarthy.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 4 - Beale, Ibsen, McCarthy and Mello

MOTION: Council Member Beale moved to elect Deputy Mayor Ibsen as Vice Chair of the Infrastructure, Planning, and Sustainability Committee for the year 2018.

SECONDED BY: Council Member McCarthy.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 4 - Beale, Ibsen, McCarthy and Mello

5. [18-0054](#) Planning Commission Annual Report
[Lihuang Wung, Senior Planner, Planning and Development Services]

At approximately 4:38 p.m., Brian Boudet, Division Manager, Planning and Development Services, introduced Steve Wamback, Chair, Planning Commission. Mr. Boudet provided an overview of the significant new and elevated initiatives from the Planning Commission and the Planning Work Program for 2017-2019. He then reviewed three working tracks of 2017-2018, including track 1, interim regulations, noting marijuana usage and playground buffers, Tideflats interim regulations, correctional/detention facilities regulations, and emergency temporary shelters; track 2, subarea plans, including Tacoma Mall Neighborhood Subarea Plan and Tideflats subarea plan; and track 3, 2018 amendments, providing an update on private and public applications and statuses. Mr. Wamback provided an overview of the 2018 amendment process by explaining the steps, challenges faced currently and suggestions for the future. Mr. Boudet concluded by reviewing track 4, 2019 amendments, providing a tentative scope update and examples of emerging issues.

Discussion ensued throughout regarding the 2018 amendments, View Sensitive District height measurement impact, and locations of commercial view sensitives in the City. Further discussion ensued about the Tideflats Subarea Plan, periodic review, and timelines. Discussion continued on the three-commission collaboration and the suggestion for the Infrastructure, Planning, and Sustainability Committee to focus involvement with this emerging issue this year. Discussion concluded on the appointment of new members to the Planning Commission and various ways for Commission members to participate, noting by phone.

6. [18-0053](#)

Tacoma Mall Subarea Plan

[Elliott Barnett, Associate Planner, Planning and Development Services]

At approximately 5:05 p.m., Elliott Barnett, Associate Planner, Planning and Development Services, introduced Brett Santhuff, Planning Commissioner. Mr. Barnett provided updates for the plan, meeting objectives and overall objectives. Mr. Santhuff described the planning process and key themes. Mr. Barnett provided information on the proposed vision, what is included in the package, noting the Subarea Plan, code changes, streetscape designs, final Environmental Impact Statement, and key actions. Mr. Barnett then presented the subject policies, including urban form, green storm water and trees, parks and open space, catalyzing economic development, accommodating housing choices and affordability, local culture and identity, and implementation.

He reviewed regulatory updates, zoning changes, transportation and infrastructure, transportation projects, and street network and connectivity. He concluded on discussion topics including Planning Commission recommendations, issues and potential modifications on transportation and zoning, site approvals/connectivity, bike and pedestrian standards, streets abutting the freeway, residential-industrial transition, and Madison District zoning.

Discussion ensued throughout regarding flexibility of standards under potential modifications, storm water and urban design opportunities, zoning changes, proposal around Lincoln Heights zoning, and utilization of parks and open spaces. Discussion continued on policy reasoning for zoning changes to the commercial industrial mixed-use district (CIX), goals for street connectivity, site approval process, increase of population, change in employment brackets, townhouse standards, and thresholds and exemptions for the Tacoma Mall in comparison to other properties.

Public comment was heard from:

1. Charlie Brown, representing owners of Michael's Plaza area.
2. John Burkhalter, representing owners of Michael's Plaza area.
3. John & Ellen Brekke, Medina, WA.
4. J.J. McCament, Medina, WA.
5. Jeff Mann, Senior Planner, Pierce County Planning and Public Works.

Discussion ensued regarding reviewing the suggestions, noting changes, the housing affordability zoning strategy, requirements, and incentives.

Discussion continued on the Madison District zoning, noting downsizing the area; the threshold for bike and pedestrian proposal and timeline including how this would impact the county and businesses; and the site approval process. Discussion concluded on clarification of zoning changes of the CIX district and the area abutting Nalley Valley industrial area.

Topics for Upcoming Meetings

7. [18-0056](#) February 14, 2018- Cellular Attachment to City Poles in the Right of Way

Rebecca Boydston, Committee Liaison, stated the next meeting will be on February 14, 2018, and will include Planning Commission interviews, cellular attachments to city poles in the right-of-way, and updates on code and process improvements.

Discussion ensued regarding the process of bringing individual ideas from Committee members for discussion on upcoming meetings.

Other Items of Interest

There were no other items of interest.

Public Comment

Public comment was heard earlier in the meeting.

Adjournment

There being no further business, the meeting adjourned at 6:28 p.m.

Ryan Mello, Chair

Stacy Manthou, City Clerk's Office