



**City of Tacoma
Planning Commission**

Anna Petersen, Chair
Jeff McInnis, Vice-Chair
Carolyn Edmonds
Ryan Givens
David Horne
Christopher Karnes
Brett Santhuff
Andrew Strobel
Alyssa Torrez

MINUTES

(Approved on 10/07/2020)

TIME: Wednesday, September 2, 2020, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, Christopher Karnes, Andrew Strobel, Alyssa Torrez

ABSENT: David Horne, Brett Santhuff

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda for the meeting was approved.

The minutes for the August 19, 2020, meeting was approved as amended, regarding the Tideflats Subarea Plan under Communication Items, to reflect Commissioner Givens' request for additional information on how the City plans for properties located within the Puyallup Reservation.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

Lihuang Wung, Planning Services Division, reported to the Commission that two (2) comments had been submitted via email, summarized as follows:

- 1) E-mail from Dale Bickenbach, received on September 2, 2020 – Mr. Bickenbach expressed his opposition to the proposed Land Use designation change of the Heidelberg-Davis site. He believes that the Park and Open Space designation is appropriate for better long-term use. A soccer stadium would be better in a different area without the residential needs of those living close.
- 2) E-mail from Heidi White, received on September 2, 2020 – Ms. White is opposed to the proposed designation change of the Heidelberg-Davis site. She stated, "We do not need a soccer complex, unaffordable apartments, and a sports medicine/retail building with all the bells and whistles." Another of Ms. White's concerns is whether the ball fields would be moved to a new location, which she learned Metro Parks had no plans to do. She also raised the issue of traffic impacts that would burden Tacoma residents.

D. DISCUSSION ITEMS

1. 2020 Annual Amendment Package

Stephen Atkinson, Planning Services Division, briefed the Commission of their requested actions, which were to review the 2020 Annual Amendment package and release it for public review with the public hearing date of October 7, 2020. Mr. Atkinson reviewed the amendment process and presented the schedule of the next steps, including two (2) open houses, the public hearing, and Commission meetings to debrief and make recommendations to the City Council subsequently. He went on to provide an overview of the three

(3) applications in the amendment package before introducing Larry Harala, who would present in details the first two (2) applications - Heidelberg-Davis Site Land Use Designation Change and View Sensitive Overlay District Height Limit Change.

Larry Harala, Planning Services Division, began with the summarized proposal of the Heidelberg-Davis Site Land Use Designation application by Metro Parks, to change the designation from "Parks and Open Space" to "Major Institutional Campus" to allow for potential future developments. The preliminary technical research produced three (3) reports – sound study, light study, and traffic study. For the View Sensitive Overlay District Height Limit application, the proposal is to reduce the building height from 25 feet to 20 feet. Mr. Harala presented criteria and areas (nodes) recommended for the 20-foot overlay. He also explained how the height was measured, and diagrams showing the view impact and building placement in a node.

Commissioner Edmonds began the Commission's discussion by stating her concern for how to disseminate information to the community, especially when Neighborhood Council meetings were canceled due to COVID-19. Staff responded that there would be direct mailings sent to those in the impacted areas and within 1000-foot radius surroundings. There would also be digital communications to the distribution lists of interested parties and postings on social media. Additionally, two (2) virtual open houses would be held to provide opportunities for community members to engage and ask questions; materials from the open houses would be made available online afterward. Chair Petersen commented that the intent of the View Sensitive District was to protect public views. She would like the public view component to be more prominently featured in the package. While staff acknowledged her concern and was open to adding further clarification, they also recognized that part of the View Sensitive District policy involved private views. Commissioner Givens liked how the plan talked about the pattern areas, which helped tell a story about how a policy differed for one area versus another. He also had clarifying questions about height-measuring method and the illustrations on page 113 and 114 of the package. Commissioner Strobel inquired about the legislative process after the public hearing if the Commission wanted to reduce the scope of the application. It was explained that the Commission would be able to make a recommendation to include only selective nodes or all five (5) nodes presented in the package, for consideration of the overlay. The City Council would still receive that entire package but the Commission's recommendation would be reflected accordingly. Commissioner Karnes asked if there were any Mixed-Use Centers (MUCs) or business districts in those nodes, concerned about the overlay potentially limiting future developments. Staff assured him that there was none within the nodes; only Node 1 is close to the Narrows MUC but not abutting.

Moving on, Lihuang Wung presented the Minor Plan and Code Amendments, a regular application in any annual amendment package. The application is comprised of minor, non-policy amendments to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code. Five (5) additional issues were added to the application on top of the original 30 issues reviewed by the Commission in last February. Mr. Wung explained the five (5) issues and their respective proposal. Regarding the issue of the Puyallup Tribe Acknowledgement, Mr. Atkinson provided context for the amendment and what it would entail. Commissioner Strobel recused himself from this particular amendment. Commissioner Givens voiced a concern regarding the language of Nonconforming Rights Re-establishment in item (b) on page 252 of the package. Mr. Wung acknowledged the comment and explained that the proposed language would likely be refined after the Commission's and public review before going to the City Council.

Commissioner Strobel made a motion to release the Minor Plan and Code Amendments package, as-is, except for amendment number 34 concerning the Puyallup Tribe Acknowledgement, for public review. Commissioner Edmonds seconded the motion. It passed unanimously. Commissioner Karnes moved to release the amendment #34, which was seconded by Commissioner Edmonds. The motion passed with six (6) supporting votes and one abstention from Commissioner Strobel.

Commissioner Edmonds moved to release the entire 2020 Annual Amendment package for public review and set the public hearing for Wednesday, October 7, 2020, at 5:30 p.m. The motion was seconded and passed unanimously.

2. Home In Tacoma – AHAS Planning Actions

Elliott Barnett, Planning Services Division, provided an update of the latest work plan, schedule, and engagement strategy pertaining to the Home In Tacoma project, which was a part of the City's Affordable Housing Action Strategy (AHAS) that would evaluate diverse housing types and inclusionary zoning options throughout Tacoma. He explained the three (3) intended work products – Home Action Plan, near-term actions, and medium-term actions. Mr. Barnett also explained the distinction between near-term actions and medium-term ones, providing specific policy examples for both.

Since the last update to the Commission, Root Policy Research had been hired as consultants on the project. There had also been research and discussion on how other communities were planning their housing effort, especially faced with the pandemic impacts. Furthermore, the Antiracism Resolution (Resolution No. 40622, adopted on June 30, 2020) by the City Council and the continued conversation on the topic were another factor to consider while shaping housing policy. Also presented were an updated timeline of the project milestones, engagement strategies, and proposed approaches to stay on schedule.

Commissioner Edmonds stated there still existed some Home Owner Associations with governance restricting home purchases by people of color; she asked if that was true and if it was possible to eliminate them. Mr. Barnett informed her that although there might still be such restrictions on the books, they all had been rendered illegal by federal court actions. Commissioner Givens advised staff to carefully select the types of questions to ask during community engagement, and be direct when seeking input for acceptable housing types.

E. TOPICS OF THE UPCOMING MEETING

- 1) Cancellation of the Planning Commission's meeting on September 16, 2020
 - Staff proposed the cancellation of the September 16, 2020 meeting in order to allow sufficient time for preparation of the 2020 Annual Amendment public hearing.
 - The motion to cancel was made by Commissioner Strobel, seconded by Commissioner Karnes, and passed unanimously.
- 2) Agenda for October 7, 2020 meeting includes:
 - Urban Design Studio
 - Public Hearing – 2020 Annual Amendment

F. COMMUNICATION ITEMS

- 1) Resolution No. 40622, June 30, 2020 – Anti-Racism and System Transformation
 - Brian Boudet, Planning Division Manager, indicated that there was no specific action requested of the Commission in response to this resolution. The intent was to keep the Commission informed, and thinking of the City Council's expectations outlined in the resolution when making policy recommendations.
 - Commissioner Givens would find it helpful to have an equity tool or checklist to assist in making equitable recommendations. Mr. Boudet reported there was the equity-analysis mapping tool that could prove useful, especially for geographic decisions. He was also looking into centralized resources and training for the subject.
- 2) Additionally, Mr. Boudet informed the Commission of the following:
 - The Tideflats Interim Regulations renewal was on the schedule for the City Council's Study Session on September 22, 2020. The public hearing was set for September 29, 2020.
 - The Infill Pilot Program 2.0 was scheduled for the Study Session and public hearing on October 6, 2020.

- Staff's presentation to the Infrastructure, Planning, and Sustainability Committee about the History of Mixed-Use Centers and Master Planning, on August 26, 2020, facilitated a good discussion. There was high interest in this level of subarea planning.

G. ADJOURNMENT

The meeting was adjourned at 6:44 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/