



MINUTES

(Approved on 2-3-2021)

MEETING: Regular Meeting

DATE & TIME: Wednesday, January 6, 2021, 5:00 p.m.

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

ABSENT: N/A

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The minutes for the December 16, 2020 meeting were approved as submitted.

The agenda for the meeting was approved with a modification to add a Discussion Item titled "Communication Opportunities with the Planning Commission" (D2) in between the "Home In Tacoma Project" (D1) and the "Tideflats and Industrial Land Use Regulations" (D3) items.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

Lihuang Wung, Planning Services Division, reported to the Commission that fourteen written comments had been received by 4:00 p.m., two of which addressing the Home In Tacoma Project and twelve addressing the Tideflats and Industrial Land Use Regulations. All comments were on file at the Department and available on the Planning Commission webpage for review.

D. DISCUSSION ITEMS

1. Home In Tacoma Project

Elliott Barnett, Planning Services Division, began by reporting the public comments received in regards to the Home In Tacoma project. He, then, presented four focus questions to solicit input from the Commission for. His presentation covered the potential degrees of change, areas to not encourage infill, low-scale residential, medium-scale residential, buffer options, and a summary of ongoing engagement efforts.

Discussion by the Commission ensued. Vice-Chair McInnis was concerned with the level of change in the low-scale residential. Commissioner Strobel had questions about the timeline after the public review process, suggesting that more than one change option should be released for public review and there should be mapping resources to help residents understand the project's relevance in their neighborhood. Chair Petersen asked for parks and open space to be delineated on the maps provided in the packet.

Moving onto the focus questions that Mr. Barnett presented, Commissioner Karnes preferred larger buffers (1/4 mile) for centers and 1/8 mile buffers for transit routes. Commissioner Givens had questions about long-term intent of the changes. Commissioner Santhuff commented that avenues should have larger

buffers (1/4 mile) than the ones for main streets (1/8 mile), and that buffers should be distinguished based on the related center types. Commissioner Strobel asked about the transit prioritized corridors in the Transportation Master Plan (TMP). Vice-Chair McInnis discussed the possibility of piloting a particular neighborhood to show how the project would work. Additionally, he supported having more than one option in the public review. Commissioner Givens would like intensity changes to happen in the streets rather than alleys. Commissioner Torrez made comments regarding transit walking distance and usability, as well as the connection between housing infill in opportunity zones and higher quality of life. The Commission was in agreement to release multiple options for the public review and make subsequent modifications as needed. They also discussed potential infill approach for high opportunity areas without centers or corridors (e.g. Northeast Tacoma).

2. Communication Opportunities with the Planning Commission

Commissioner Strobel provided the situational context that necessitated this discussion. There had been individuals attempting to contact members of the Commission to communicate their input on items the Commission was reviewing. While it was up to each Commissioner on how to respond, caution and disclosure were advised. It was also recommended that contacts between Commissioners and community members were facilitated by staff for record keeping purposes.

Lihuang Wung, Planning Services Division, also put forward basic guidelines for such situations, emphasizing consistent responses and prompt disclosure.

3. Tideflats and Industrial Land Use Regulations

Stephen Atkinson, Planning Services Division, stated the objective of the discussion, which was to seek feedback from the Commission to develop code concepts regarding Permit Notification, Conversion of Industrial Lands, and Residential Encroachment.

For each issue, three options were presented for the Commission's review – Alternative (proposed alternative to balance policy directions), Baseline (pre-interim and inconsistent with City policy), and Current Ordinance (current interim regulation). On top of the policy options, supplemental information such as issue summary, policy review, benchmarking, findings, etc. was also provided. Mr. Atkinson explained each topic in great details.

The meeting was recessed at 7:07 p.m. and resumed at 7:12 p.m.

Commissioner Strobel initiated the discussion with questions about code applicability to ancillary marijuana retailers, consideration of parks and recreation space under the regulations, and potential applicability to unincorporated areas. Commissioner Givens offered comments pertaining to petroleum processing and zoning of the area. Next, Commissioner Santhuff asked for clarification on the notification procedures and that "urban horticulture" be defined in future materials. He also suggested outreach to the City of Fife for the zoning of those parcels adjacent to the buffer area, and making distinction between private- and public-owned spaces on the provided maps. Vice-Chair McInnis commented on Transfer of Development Rights (TDR), elaborating the need for the City to codify TDR regulations. The issue of visual and noise impacts, in particular the difference between a visual buffer and a no-building-zone buffer, was also discussed.

Subsequently, Mr. Atkinson presented a timeline of the next steps, first of which was a special meeting by the Commission on January 13, 2021, to conduct a listening session on the matter. A list of panel participants for the listening session was also provided, featuring representatives from various groups and organizations.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for January 13, 2021 special meeting includes:
 - Tideflats and Industrial Land Use Regulations – Listening Session

- 2) Agenda for January 20, 2021 meeting includes:
 - Tideflats and Industrial Land Use Regulations
 - Urban Design Studio
 - Improvements to Commission's Operations and Procedures

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Status Reports by Commissioners
 - Housing Equity Taskforce – Commissioner Karnes reported that the taskforce would review staff's Draft Recommendations at their next meeting.
- 2) Brian Boudet, Planning Division Manager, reported to the Commission of the following:
 - The next event of the Home In Tacoma Café Series would be on Friday, January 8, 2021.
 - Staff intended to have a check-in with the City Council in mid-February on the proposed Tideflats and Industrial Land Use Regulations, after the Commission's release for public review of the materials.

G. ADJOURNMENT

The meeting was adjourned at 8:02 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/