



MINUTES

(Approved as Amended on 03-03-21)

DATE & TIME: Wednesday, February 17, 2021, 5:00 p.m.

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

Transportation Commission: Gerrit Nyland (Co-Chair), Jane Moore (Co-Chair), Luis Alonzo, Erin Anderson, Richard Gardner, Justin Leighton, Evette Mason, Jacki Skaught, Matt Stevens

ABSENT: Jeff McInnis (Vice-Chair)

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved.

The minutes for the January 20, 2021 and February 3, 2021 meetings were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

One written comment had been received by 12:00 p.m. (noon), addressing the Home In Tacoma Project. The comment was on file at the Department and available on the Planning Commission webpage for review.

D. DISCUSSION ITEMS

1. Joint Session with the Transportation Commission – Impact Fees Program

Jennifer Kammerzell, Public Works, began with an outline of her presentation, featuring the project background, scope and schedule, community research findings, and next steps. She explained the impact fees program and its intended goals. The program was in its phase 2 of additional feasibility and research evaluating the scope, timeline, and community engagement.

Kendra Breiland, Ferh & Peers, provided an overview of impact fees and the four types of infrastructures that could be funded by impact fees – Fire, Transportation, Parks, and Schools. She also presented the scope and timeline of the project. The scope of work comprised of reviewing how neighboring jurisdictions handled impact fees, technical considerations and research, collaboration with the City's Commissions and community groups, and making final recommendations for the framework. Findings from peer community research were presented. Finally, she invited feedback and questions from Commissioners.

Commissioner Edmonds had questions regarding uses (specifically Accessory Dwelling Units (ADUs)) being subject to impact fees, the City's role in the program, and how the fees would be calculated. In reference to the fees being charged based on trip generation, Commissioner Karnes asked about charges based on the number of parking spaces. Commissioner Givens had the similar comments as Commissioners Edmonds and Karnes. He would also like more credits for urban scale or multimodal transit-oriented development, frontage improvement, and governmental entities also paying the fees when applicable. In terms of community engagement, Commissioner Alonzo (Transportation Commission) advised looking at other Latinx groups such as the Latinx Unidos of the South Sound. Commissioner Leighton (Transportation Commission) requested additional information on when other jurisdictions enacted their impact fees programs to understand how long they were in place. Commissioner Mason (Transportation Commission) suggested also reaching out to business groups. Chair Petersen wanted more clarifying details on the impact fees for each type of applicable infrastructure, and echoed the comments made with regards to charges for parking. She further commented on service areas, concerned that designating service areas might exacerbate local area differences (redlining).

Via the written message function of the meeting platform, Commissioner Stevens (Transportation Commission) indicated that he would also like information on enacted dates, as well as rates for various impact fees for both nearby jurisdictions and similar-sized jurisdictions even outside of the state with different state laws.

The Transportation Commission exited the meeting to start their own.

The meeting was recessed at 5:45 p.m. and resumed at 5:50 p.m.

2. Home In Tacoma Project

Elliott Barnett, Planning Services Division, reviewed the objectives of this discussion, which was to release the public review package at policy direction level and to set the public hearing date for April 7, 2021. He went over input received from the community and groups that had been involved in the engagement process to date. The content of the public review package was also presented.

Commissioner Karnes suggested adding green space as a layer to the map and removing proposed parcels from View Sensitive Districts. He also would like full-block transition instead of mid-block. Commissioner Givens commented on mid-block mapping, housing growth scenarios, code changes and use charts. [After some discussion on the issue of full-block vs mid-block zoning transitions no consensus was reached by Commissioners. Boundary or transition line will be reviewed on a case by case basis as needed.](#) Commissioner Edmonds had questions regarding the senior housings and SEPA review for the project at this large scale. Chair Petersen wanted to know if the proposed legislation by the Association of Washington Cities (AWC) concerning Accessory Dwelling Units (ADUs) and incentives would be a factor of consideration in this project. She also wanted further information on the definition of senior housing to determine the parking elements. In terms of feedback to request from the public, Commissioner Karnes asked for the types of quantitative criteria that should be used to evaluate the project. Commissioner Strobel hoped to present the materials in such a way that would prompt the public to comment on what they would like to see from each model and potentially create a hybrid option of the two proposed models. Commissioner Givens added that there should be clarifying information regarding Missing Middle housing in the presented maps. Moreover, Commissioner Santhuff commented that some edits to the policy had altered its intention and the edits should be re-visited at an appropriate future discussion.

Commissioner Karnes moved to approve the release of the public review package and set the public hearing date for April 7, 2021, at 5:30 p.m. Commissioner Torrez seconded the motion. Commissioner Givens stated that he would support the motion with no yellow along designated corridors. Mr. Barnett provided clarification in response to Commissioner Givens' comment. The motion passed unanimously.

Mr. Barnett invited the Commission to partake in drafting an introduction statement and to attend the City Council Study Session for the project. Several Commissioners volunteered.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for March 3, 2021 meeting includes:
 - VISION 2050
 - Tideflats and Industrial Land Use Regulations (Public Hearing, jointly with DOE)
- 2) Agenda for March 17, 2021 meeting includes:
 - Tideflats and Industrial Land Use Regulations

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Status Reports by Commissioners
 - Commissioner Karnes reported to the Commission that the Housing Equity Taskforce did not have a quorum at their last meeting, thus conducted an informal discussion.
 - Commissioner Karnes also reported that the Transit-Oriented Development Advisory Group was working on sending their letter of recommendation regarding the Puyallup Avenue Design Project to the Transportation Commission.

Stephen Atkinson, Planning Services Division, provided updates on the Tideflats and Industrial Land Use Regulation project, pertaining to the upcoming public hearing and informational meeting and the City Council's review schedule.

Chair Petersen suggested compiling a list of books on relevant topics for Commissioners and staff.

G. ADJOURNMENT

The meeting was adjourned at 7:00 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/