



MINUTES

(Approved on 04-07-2021)

TIME: Wednesday, March 17, 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.

Chair Petersen read the Land Acknowledgement.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved as amended.

The minutes for the March 3, 2021 meeting were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted for Discussion Item #1, which is the subject of a recent public hearing.

D. CONTACT DISCLOSURE

No additional contact were made since the previous meeting on March 3, 2021.

E. DISCUSSION ITEMS

1. Tideflats and Industrial Land Use Regulations

Stephen Atkinson, Planning Services Division, introduced Shirley Schultz (Development Services Division) and Steve Victor (Deputy City Attorney) who were attending the meeting to provide support for the Commission's discussion. Mr. Atkinson reviewed the context and targeted timeline of the project, adding that staff's recommendation was to delay making recommendations to the City Council at this meeting based on the need to further examine comments provided by the Port of Tacoma. Mr. Victor explained the Port's request for a meeting and the reasoning for staff's request to delay recommendations.

Mr. Atkinson recapitulated the main points of public comments received on the subject.

The first topic of discussion regarded the Port of Tacoma Transition, in particular the map applicability and text amendments of the overlay zone. In response to Commissioner Givens's questions, the transfer of development right was discussed. Commissioner Strobel also had questions about the timing of this discussion in relation to the meeting that City staff was scheduled to have with the Port. Commissioner Edmonds expressed support for removing the Heiberg property and the area north of 33rd Street NE from the transition zone. Vice-Chair McInnis also agreed with the removal of the Heiberg property. Commissioner Santhuff supported the text amendments but had misgivings about the boundary adjustments. So did

Commissioner Strobel. After further explanation from Mr. Atkinson, Commissioner Strobel was in favor of maintaining the northeast boundary. Commissioner Givens added that he did not see the need for the overlay zone. Commissioner Edmonds provided her reasoning for supporting the removal of the Heiberg property and called for putting conditions on the title of any residential development in the area. Also, Vice-Chair McInnis provided his assessment of the Heiberg property and the area. Chair Petersen acknowledged both the issues raised by residents in the area and the protection that the Port was entitled to under their right to exist. She was supportive of maintaining the northwest boundary and removing the southeast one. Regarding the Heiberg property, she felt strongly that it should be included in the transition zone. Commissioner Torrez agreed on the inclusion of the Heiberg property and maintaining the boundary. On limiting development due to proximity to the Port, Commissioner Horne wanted to also have concession from the Port in the buffer area as it transitioned to residential. Additionally, Commissioner Karnes supported the inclusion of the Heiberg property. In summary, majority of the Commission agreed to remove the southeast boundary, keep the northwest one, as well as keep the Heiberg property in the transition zone. The Commission was also predominantly supportive of the maximum density of one unit per acre and the PRD bonus.

The meeting was recessed at 6:51 p.m. and resumed at 6:56 p.m.

The next topic of discussion was expanded notice. Mr. Atkinson explained the proposal along with specific examples. The Commission expressed approval for the proposed policy and suggested exploring alternative formats for cost-saving purposes.

The third topic addressed heavy industrial uses, covering bulk storage threshold, conditional use criteria, and other high impact uses. The proposed threshold was one million gallons. Commissioner Edmonds inquired about existing facilities that were already over the threshold. Commissioner Givens asked about safeguarding the policy against potentially being exploited by loopholes. Commissioner Strobel shared similar concerns but stated that he supported the staff's recommendation. Vice-Chair McInnis had questions about paving the way for larger development in the future that could support renewable fuels. Commissioner Karnes would like to set the threshold at 500,000 gallons or less. Commissioner Horne commented that if storage were prohibited in the City, manufacturers would likely seek for other places to store their fuels. The City should focus more on providing incentives to change the way the fuels were used. The proposal was approved to move forward based on majority support from the Commission.

Moving on to conditional use permits (CUPs), Mr. Atkinson detailed the uses and use criteria. Commissioner Edmonds provided comments on which uses to apply CUPs and which to not. Vice-Chair McInnis wanted to minimize impact by CUPs on day-to-day activities of businesses, and supported separating chemical manufacturing from renewable fuels as well as removing any barriers possible for renewable fuels industry to develop. Commissioner Strobel commented on the sense of certainty or uncertainty associated with CUPs and the applicability of CUPs in other zoning areas of the City. He also discussed balancing community's health and safety concerns with fostering renewable fuels uses, endorsing site-specific requirements for renewable fuels. Echoing Commissioner Strobel's concerns, Commissioner Karnes advocated for applying CUPs on renewable fuels and considering them separately from chemical manufacturing. Chair Petersen agreed with Commissioners Strobel and Karnes, and further urging for consideration of those in the detention center and members of the Puyallup Tribe in the Tideflats. Commissioner Santhuff wanted the Commission's letter to the City Council to be explicit in that CUPs were an essential component of their recommendations, and that the recommendations might have been different if CUPs were not included in the consideration. Commissioner Strobel asked for clarification on whether ancillary uses would be subject to CUPs. The Commission came to a concurrence that chemical manufacturing and renewable fuels would stay separated.

In regard to other heavy industrial uses, Mr. Atkinson went over the content of the public comments and suggested modifications. Chair Petersen asked for any concerns or opposition to the proposed amendments. None was raised.

The meeting was recessed at 8:44 p.m. and resumed at 8:49 p.m.

Mr. Atkinson continued with additional information on the conversion of industrial lands, some of which were beyond the scope of the Public Review Draft and this review process. These changes should be considered under the subarea plan process.

Finally, Mr. Atkinson presented the Draft Findings of Fact and Recommendations Report, along with what to expect in the next steps.

Chair Petersen asked the Commission on when they would like to vote on the recommendation and whether to have a special meeting. The Commission agreed to wrap up the discussion at the meeting on April 7, 2021 and take their vote on the recommendations then.

F. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for April 7, 2021 meeting includes:
 - Home In Tacoma Project (Public Hearing)
 - Tideflats and Industrial Land Use Regulations

- 2) Agenda for April 21, 2021 meeting includes:
 - Home In Tacoma Project
 - 2022 Annual Amendment

G. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

H. ADJOURNMENT

The meeting was adjourned at 9:19 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:***

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