



AGENDA

MEETING: Special Meeting and Public Hearing

TIME: Wednesday, November 7, 2018, 5:00 p.m.
(Public Hearing beginning at approximately 5:30 p.m.)

LOCATION: STAR Center, 3873 S. 66th Street, Tacoma, WA 98409

← Location changed
(for Public Hearing)

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes

- Minutes – September 19, 2018 and October 3, 2018

C. Public Comments

- This agenda item may be conducted at a different time during the meeting.
- Comments are accepted on Discussion Item D-1 only, and limited to 3 minutes per person. To provide comments, please sign up.
- Public Hearing Item D-2 begins at approximately 5:30 p.m. To testify, please sign up separately.

D. Discussion Items

1. Manitou Potential Annexation Area

- Description: Continue to review issues relating to the proposed annexation of the Manitou area, focusing on the proposed land use designations and zoning classifications and fiscal impacts.
- Action: Guidance and Concurrence
- Staff Contact: Lihuang Wung, 253-591-5682, lwung@cityoftacoma.org

2. Public Hearing – Airport Compatibility Overlay District

- Description: Conduct a public hearing to receive oral testimony; accept written comments through November 9, 2018; and conduct a debriefing immediately after the public hearing to prepare for the follow-up actions at the next meeting.
- Action: Public Hearing and Guidance
- Staff Contact: Larry Harala, 253-591-5845, lharala@cityoftacoma.org

E. Communication Items

- (1) Changes in Schedule – The proposed Accessory Dwelling Unit (ADU) Regulations as recommended by the Planning Commission on October 17, 2018 will NOT be reviewed by the City Council at the study session on November 6, 2018, as originally scheduled. Instead, the proposal will be reviewed by the Council's Infrastructure, Planning and Sustainability Committee on December 12, 2018, and perhaps on January 9, 2019. The Council's review and potential adoption of the proposal has been pushed back to January-February 2019, with specific dates to be determined. For more information, please visit www.cityoftacoma.org/DADU.

(Continued on the Back)



- (2) The Planning Commission's meetings on November 21, 2018 and January 2, 2019 have been canceled.
- (3) The next meeting of the Planning Commission is scheduled for Wednesday, December 5, 2018, at 5:00 p.m., in Council Chambers (changed location); tentative agenda (subject to change) includes: Shoreline Master Program Periodic Review; Affordable Housing Amendments; and Public Hearing – Open Space Current Use Assessment.
- (4) The next meeting of the Infrastructure, Planning and Sustainability Committee is scheduled on Wednesday, November 14, 2018, 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Safe Routes to School Update; and Traffic Calming.

F. Adjournment



MINUTES (Draft)

TIME: Wednesday, September 19, 2018, 4:00 p.m. (Special Meeting; changed starting time)
PLACE: Room 16, Tacoma Municipal Building North, 733 Market Street, Tacoma, WA 98402
PRESENT: Stephen Wamback (Chair), Carolyn Edmonds, Ryan Givens, David Horne, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller
ABSENT: Anna Petersen

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the meeting to order at 4:03 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was reviewed. Chair Wamback suggested that the meeting be adjourned at approximately 5:40 p.m., with all agenda items reviewed, in order to allow Commissioners and staff to attend the Sound Transit open house or the Pierce Transit workshop in the evening. The agenda, as amended with the intended time for adjournment, was approved.

C. PUBLIC COMMENTS

The following comment was received:

- Joyce Jackman – Ms. Jackman represented the Narrows Group, and she noted that it's a working class neighborhood. She claimed the neighborhood does not want the area to be rezoned. She had noticed that in Proctor there is not enough room for parking, and it's taking away from businesses, or for their own homes. She noted that she has three cars for her household, and just like her, many of her neighbors are needing to park their cars in front of the homes. She believed she shouldn't have to worry if her home will be her home for her and her children in the future. She said she sees acreage of empty space that would make more sense to build on instead of the Narrows area. She pleaded to take it off of the Comprehensive Plan (specifically, the Future Land Use Map) for the city. She felt her rights of a property owner are being taken away.

D. DISCUSSION ITEMS

1. Historic Preservation Code Amendments

Reuben McKnight, Historic Preservation Officer, provided an overview of the Historic Preservation Program. The program consists of such activities as identification and management of historic resources, incentives and benefits to encourage historic preservation, and education and advocacy to promote historic preservation. The program is regulated by the Comprehensive Plan, the nuisance code, the land use and permitting code, and the preservation code. Mr. McKnight went on to review the following issues being considered as part of the 2019 Annual Amendment:

Demolition Review: Current regulations have the demolition review for city landmarks and buildings within historic and conservation districts. Structures under 12,000 sq. ft. are not reviewed. The proposed code amendments would apply demolition review in all National Register Historic Districts and within Mixed-Use Centers, lower the threshold to 4,000 sq. ft., and be referred to the Landmarks Preservation Commission when a potentially significant building is involved.

- Commissioner Edmonds asked how a potentially significant building is determined. Mr. McKnight responded that the Historic Preservation Officer reviews the landmark against relevant criteria in the code and make the determination on the administrative level.
- Commissioner Strobel brought up a scenario of certain permits that would try to split square footage into incremental permits that might take out accessory dwelling units in one permit and then demolish another structure on the property. He advised staff to look at incremental permits in reaching any demolition review thresholds.

Historic Nominations: Regarding the nomination and designation process for City landmarks, the proposal was to streamline the code language to clarify that “interior spaces” and “interior features” are the same; eliminate the limitation of designation of interior spaces to public buildings; make it easier for individual buildings already on the National Register to be designated locally; and clarify the City Council’s authority over nominations.

- Commissioner Edmonds asked why wouldn’t we want a building that’s on the national register to automatically be on the local register. Mr. McKnight answered that the national register nomination is submitted by the State historic preservation officer that may or may not involve local community’s review and feedback, and that for such nomination to be also on the local register it must go through the due process locally to account for community’s concerns.
- Commissioner Strobel asked if the process applies to any transportation infrastructure such as bridges. Mr. McKnight answered that bridges are very complex and often involve federal components or State transportation funding. Nomination of a bridge would require consultation with the landmarks commission.
- Commissioner Santhuff wondered if the city proactively nominates national registered properties for local register or replies on home owners to do that. Mr. McKnight answered that the primary objective of historic preservation is owner originated nomination, and there are opportunities to reach out for incentives.

Conditional Use Permits (CUP): The Historical CUP was established in 2007 to allow for additional uses not otherwise permitted for historic landmarks, but has only been successfully used once (Tacoma Musical Playhouse). The proposal is to clarify some of the language in the CUP section of the land use code and to consider expanding the eligible uses for this historic tool.

- Commissioner Givens suggested that staff be conscious of what people might think demolition review means and what it can apply.
- Commissioner McInnis asked how a structure is determined as a single family home – by its style or by the zoning where it is in? Mr. McKnight noted that historically single family houses have been designed as detached dwellings, which are the bulk of the building stock in the city.
- Commissioner Strobel asked if demolition review would be applicable to commercial signage. Mr. McKnight stated he doesn’t think so. Historic signs can be designated as landmarks but he doesn’t have an example of that. He does review changes to signs on landmarks in historic districts.
- Commissioner Santhuff believed that some demolition review is long overdue. He wondered about making changes to properties that are not on the register, but could potentially qualify to be historic, might take away any chance for them to become historic. Mr. McKnight noted that at this time these regulations aren’t proposed to address those issues. He noted that sometimes there are small-scale, incremental removals of certain sections of the building so overtime it does not appear as overwhelming as a demolition.
- Chair Wambach relayed comments he had received previously. One comment was that it appears that the historic preservation methodology is a backdoor way for the city to stay away from regulatory takings. Prohibiting building owners from tearing down their building because the city thinks it’s historic is a way to take liability from the city. Another point of view was that Tacoma’s historic preservation values are great, but they ignore social justice; and that it’s a way to preserve white neighborhoods and spread development to less white neighborhoods. Mr.

McKnight appreciated both of those questions. He commented that historic laws do place extra strain; that there is a public interest in historic regulations; that it is important to recognize where the line is on public benefits vs. property rights; and that social justice must be accounted for.

2. JBLM Airport Compatibility Overlay District

Elliott Barnett, Planning Services Division, facilitated the Commission's review of the proposed Airport Compatibility Overlay District (ACOD) corresponding to the Joint Base Lewis-McChord's (JBLM) Accident Potential Zone II (APZ-II) as called out in the Joint Land Use Study (JLUS). The proposal follows closely the recommendations of the US Air Force (USAF), the JLUS, and the City's Comprehensive Plan.

- Commissioner Edmonds asked if the APZs differ depending on the flight path of the plane. Mr. Barnett answered yes, and that statistics show there is a higher rate of accidents in these zones.
- Commissioner Strobel commented that the ACOD proposal also has the intent of minimizing potential loss of life, not just following what the USAF recommends. Mr. Barnett said reducing the loss of life is absolutely the most important, and it is our responsibility as a local jurisdiction to take USAF's recommendations seriously even if they aren't mandated.
- Commissioner Edmonds asked if the APZ-II area was built out with a greater density than preferred, and there is little that can be done about that in terms of existing land use. Mr. Barnett answered that yes, but we can take preventative measures.

Mr. Barnett went on to review the area of applicability, USAF's land use compatibility guidance, the City of Lakewood's effort in updating its Air Corridor Zones, the existing zoning and land uses in the South Tacoma area within APZ-II, and the proposed land use changes. Mr. Barnett reviewed the existing land uses, such as vacant parcels, school, churches, commercial recreation, eating drinking, etc. With the proposed ACOD, some of the existing uses would become non-conforming uses, which could continue to operate and be maintained, expanded within certain limitations, and rebuilt if burnt down. The Arlington School will stay, but would have to cap the limit of students that can attend, because the overlay would prohibit the increase in the number of students. Mr. Barnett also reviewed other policy options, such as downzones and modifications to proposed land use restrictions and standards.

- Commissioner Edmonds asked if public assembly had a limit or threshold. Mr. Barnett answered 50 people per acre is what the USAF recommends.
- Commissioner Edmonds asked if the base restricted to planes flying at certain times of the night. Commissioner Horne provided that he has observed that typically the planes fly between 6 a.m. (the earliest) and 10 p.m. (the latest).
- Commissioner Edmonds noted that a notice of the proposed standards and restrictions would be recorded on title for new development, and asked what about the existing development. Mr. Barnett answered that it's rather difficult for the city to know who's on title for a whole bunch of property all at once, so the first step is to adopt the zoning overlay and get the word out.
- Commissioner McInnis asked what if the school needed to bring in portables for future students. Mr. Barnett noted that the school can add more portables, but not more students.
- Commissioner Givens raised concerns about non-conforming uses like churches, and suggested allowing flexibility for some expansion on a case by case basis; otherwise if the uses went away, potential slum and blight can occur in the neighborhood because nothing can move back in. He also noted that the density threshold of two dwelling per urban acre is rather low, which complicates how a non-conforming building could be repurposed
- Chair Wambach commented that it's a balancing act of keeping low density for safety purposes, but we also don't want to lose an exorbitant amount of jobs and residents in the area that keep the base and surrounding neighborhoods thriving.
- Commissioner Edmonds asked is there any part of the overlay that would relieve the government of any liability if the plane should crash? Mr. Barnett responded that he can consult an attorney regarding this question.

- Chair Wamback suggested that because this proposal affects one neighborhood in this city predominantly, it would be great to conduct the planned public hearing somewhere in the South End or South Tacoma.

At the conclusion of the review, Chair Wamback suggested that the Commission authorize the release of the draft package of ACOD for public review and set November 7, 2018 as the date for a public hearing. A motion to that effect was made by Commissioner Edmonds and seconded by Commissioner Givens. The motion passed unanimously, with the location of the public hearing to be determined.

3. Future Land Use Map (FLUM) Implementation

Stephen Atkinson, Planning Services Division, reviewed proposed criteria for developing an initial draft of the potential rezone map, as well as the next steps for areas more detailed analysis is warranted, for the FLUM Implementation project. He began by explaining that it can be difficult to understand that there are multiple zoning districts that can apply to each property, and what each of those mean. He organized the proposed criteria and associated issues into four tiers for the Commissioner's review.

Tier 1 – Out of Scope. Mr. Atkinson provided that there are some areas and properties identified in FLUM for low density, multifamily development but are currently zoned commercial (i.e., T Transition District zone). Staff's recommended approach was to identify all parcels with current commercial zoning and include these within the Commercial Zoning Review and Commercial phase of the FLUM Amendments.

- Chair Wamback commented that punting these T-Zone properties into the commercial review phase may be undermining what has been decided in the land use plan. If it is decided the designation is multifamily, then the zoning is wrong, and the commercial zone should be changed to a high multifamily density zone. Punting it to a commercial zone is not consistent with the Comprehensive Plan.

Tier 2 – Minor Issues. Mr. Atkinson continued to review Tier 2 which included four subsets of issues. Concerning the Planned Residential Developments, staff's recommended approach was to maintain the existing zoning and conform the future land use maps to fit the zoning as represented in the current zoning map. Concerning School and Parks, staff's recommended approach was to maintain the existing zoning and amend the FLUM to be consistent with the existing zoning. Concerning Split Zoning, staff's recommended approach was to apply zoning and FLUM based on the majority of the site, and draw the boundaries where feasible on an area-wide basis to maintain a logical, consistent boundary line. Concerning Multifamily (High Density) in a View Sensitive District, staff's recommended approach was to designate these properties low density multifamily.

Tier 3 – Zoning Selection Criteria. Mr. Atkinson provided that each land use designation is associated with multiple potential zoning districts and staff proposes to develop guidance to assist the Commission in evaluating appropriate zoning options. He indicated the simplistic approach is to really focus on the location, i.e., focusing growth on high transit corridors.

Tier 4 – Area-specific Rezoning Profile. Mr. Atkinson indicated that staff will provide the Commission with an Area-specific FLUM Policy Profile for areas with multiple, congruous parcels, or a larger district.

Chair Wamback acknowledged that the end result from this can be a change of zoning or we can go back and change the FLUM and Comprehensive Plan.

E. COMMUNICATION ITEMS

The Commission acknowledged receipt of the communication items on the agenda.

F. ADJOURNMENT

The meeting adjourned at 5:54 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/



MINUTES (Draft)

TIME: Wednesday, October 3, 2018, 5:00 p.m.
PLACE: Council Chambers, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, David Horne, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller
ABSENT: Ryan Givens

A. CALL TO ORDER AND QUORUM CALL

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

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved. The minutes for September 5, 2018 were approved as submitted.

C. PUBLIC COMMENTS

The following comments were received:

- Beverly Bowing Bennett – Ms. Bennet lives in the Tacoma Mall neighborhood where there is relatively affordable housing there. Lately, however, much of it is being torn down to put up costlier housing. There is a house across the post office with rents for excess of \$1,250 a month, which is not affordable. Units that are said to be studios by the McDonalds rent for over \$1,000 a month and have no parking. In each instance those new dwellings have taken the place of affordable dwellings. All of Pine Street that has several apartments now, used to be single family dwellings. She emphasized the importance of having low to moderate income housing available.
- Bruce Arneklev – Mr. Arneklev noted that his first children found housing, but his younger grandchildren have not been able to find housing, and they have not even been able to have a cosigner. In 1989 his wife and him went to Korea and they were impressed with the tall buildings even thirty years ago. He noted that unless you have a co-signer for a young person on their first house it's almost nearly impossible for them to get one. He stated that abundance and opportunity are of the essence.
- Hope Murray – Ms. Murray spoke about Affordable Housing, and came representing the Narrows rezoning area. She noted that she's against the rezone.
- Molly Nikoles – Ms. Nikoles, with Futurewise, is pleased that the city is addressing and is in general support of affordable housing action strategy. She commented that we need more public funding, encourage more diverse housing, focus more on immediate housing, prioritize keeping housing affordable, and make sure people with disabilities have better access to transit services.

D. DISCUSSION ITEMS

1. Affordable Housing Action Strategy

Elliott Barnett, Planning Services Division, introduced Daniel Murillo, Housing Division Manager, Community and Economic Development Department, and stated that Mr. Murillo would provide an overview of the Affordable Housing Action Strategy (AHAS) received by the City Council on September 25, 2018. Mr. Barnett noted that the review of AHAS would set the stage for the Commission's review in December 2018 of a proposal as part of the 2019 Amendments that may involve updating the Housing Element of the Comprehensive Plan, and incorporating the AHAS as an implementation strategy.

Mr. Murillo began by indicating that, with the changing housing market and increasing risk of displacement, we are in true crisis mode and there is widespread need for high-quality, affordable housing opportunities for all. The AHAS was purposefully meant to be developed as a quick action plan as an urgent response to the crisis. The City has partnered with many different groups to attain a significant amount of data, gather short and long term trends, conduct housing needs assessment, and make a decision going forward.

Mr. Murillo gave an overview of the Housing Market Policy Dashboard that was also available at <http://tacoma.berk-maps.com/>. This was a tool of AHAS that allowed the City and other external users to test the potential impact to affordable housing production of various regulatory changes, in addition to changes in market conditions and growth assumptions. Key assumptions of the dashboard included: (a) Developments will only occur where financially feasible; (b) Developers will build to maximum capacity; and (c) It models multifamily development only.

Mr. Murillo reviewed more details of AHAS, which includes a summary of unmet needs among Tacoma residents, with four strategic objectives, i.e., (1) Create more homes for more people; (2) Keep housing affordable and in good repair; (3) Help people stay in their homes and communities; and (4) Reduce barriers for people who often encounter them. Mr. Murillo also highlighted some action plans, estimated investment, and production targets associated with each strategic objectives. He indicated that this is a ten-year strategy with a potential of \$70 million production over these years. The intended outcomes were to dramatically increase the investments in new rental and homeownership opportunities and establish broader anti-displacement measures. This approach has the potential to reach 10,500 households living in the City of Tacoma.

In terms of implementation, Mr. Murillo indicated that AHAS will be implemented through continuing education and outreach; utilizing existing, expanded, or new resources; partnerships with local, regional, state, and federal entities; and monitoring, evaluation and reporting. The Housing Division will develop an implementation work plan and convene a group of stakeholders to map out the approach to implementation. Mr. Barnett added that the Planning Services Division will actively participate in the AHAS implementation and initiate the discussion of potential policy and regulatory amendments with the Commission.

Commissioners provided the following questions and comments:

- Commissioner McInnis wondered how the size of the demand is and what 10,500 households will do to that demand. Mr. Murillo answered that this is not exclusively new units, it could be new or existing units with homeowners that are trying not to be displaced. Commissioner McInnis asked if they had data about families who are trying not to be displaced currently. Mr. Daniel responded that the data is available and contained in an appendix to the report. The data is enlightening regarding what does the universe of housing look like for Tacoma.
- Commissioner Edmonds noted that the strategy is focused on rental houses, and asked if that was an appropriate interpretation. Mr. Murillo said there are fewer options as it relates to home ownership, it's not that that is being ignored, but the focus is on rental. Commissioner Edmonds noted that there are opportunities for properties that would be available, but that cannot be lendable, and asked if the AHAS has a plan that makes that type of house available for people who do not have cash. Mr. Murillo noted that there is the housing rehabilitation program, for people who are asset rich but cash poor. It currently gives money to home owners that need to make life changing improvements for homes they want to keep. Commissioner Edmonds noted that she meant vacant properties. Mr. Murillo noted that yes, they are looking at how to make derelict homes more available and fix them up.
- Chair Wamback asked to what level of detail should the Commission anticipate to review in November-December – would it be pages of specific code amendments. Mr. Barnett answered that they will continue to work with Mr. Murillo and his group, and the shortest implementation time frame for this is 1-2 years because these are big action plans.

2. Public Hearing – Draft Accessory Dwelling Unit (ADU) Regulations

Chair Wamback called to order the public hearing at 5:40 p.m., reviewed the public hearing procedures, and asked Commissioners to introduce themselves.

Lauren Flemister, Planning Services Division, provided an overview of the subject of the public hearing, i.e., the draft “Accessory Dwelling Unit (ADU) Regulations” that would amend the Tacoma Municipal Code, Sections 13.06.100, 13.06.150, and 13.05.115, to allow detached ADUs, in addition to the already allowed attached ADUs, as of right, in single-family zoning districts (R-1, R-2, R-2SRD and HMR-SRD Districts). Ms. Flemister reviewed the proposal in detail, covering the following main issues:

- (A) Accessory Building Standards
 - a. Size Of Accessory Structures
 - b. Size Of Accessory Dwelling Units
 - c. Accessory Building Location
- (B) Accessory Dwelling in Units
 - a. Procedures (including Restricted Districts)
 - b. Requirements (including Occupancy, Ownership, Legalization, and Parking)
 - c. Development Standards (including Lot Size, Building Size, Height, Setbacks, Open Space, and Walkways)
 - d. Design Standards

Chair Wamback called for testimony. The following citizen testified:

- Beverly Bowen Bennett – Ms. Bennett is hoping to build a DADU at her home that is geared toward her older age. Her concern is with the [lack of] design standards. Living in the Tacoma Mall neighborhood with no design standards, she believes that DADU design standards should be essential, as many of the buildings look like they belong in a district that’s not residential and not homey. She wants the DADUs to look like someone lives there and cares to live there. She commented that those who want to build these may also need assistance in building these, and it’s essential that they are well designed and well built. She noted that in earlier drafts there may have been an option to have someone on staff to provide technical assistance. Ms. Bennett is in full support of DADUs throughout the city and not just the neighborhood. She wants to age in her current home, and she wants to stay in her neighborhood.
- John Wolters – Mr. Wolters is a local architect and developer. He appreciates the work the PC and staff have put in to this. He supports all the regulations except for the section that reads: “An attached ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a single family residence. If an attached ADU extends beyond the current footprint, or existing height of the main building, such an addition must be consistent with the existing façade, roof pitch, siding, and windows.” He wants to know why is an ADU is regulated differently from just a plain addition to a house. He wondered why additions can be contemporary, but the ADU has to be matching. Some styles can still complement the home without needing to mimic the home. For example, other types of roofs can support vegetation and habitat such as a flat roof, which slows storm water runoff, provides insulation value, and UV protection. He’d like to see such style restrictions removed.
- Tiffany Lamberton – Ms. Lamberton is in support of this effort and would like to add a dwelling unit to her home in an R2 district. She has a detached garage and wants to convert that to a space for her family.
- Gia Mugford – Ms. Mugford wanted to commend the City of Tacoma for making these changes as the city becomes denser. She stated that housing for family and friends in the backyard will reduce commute times and costs. It could even reduce the number of cars residents might need. More housing located in existing neighborhoods well-served by transit and services will save the City on the costs for future infrastructure. Finally, the potential for income property will give homeowners a tool to resist the escalating property taxes and pressures from developers. The addition of DADUs in the code brings Ms. Mugford one step closer to being able to afford to live in

her historic home, where she can add a place for her mother, and someday for her, to live. Ms. Mugford supports the DADU effort.

- Molly Nichols – Ms. Nichols works at FutureWise, a statewide nonprofit that advocates for equitable and sustainable urban policies, especially those supporting the growth management act. In Tacoma, she has been organizing and advocating for tenant protection and affordable housing. She commented that FutureWise supports the City's proposed code which would allow for these dwelling units across the city. There is a severe shortage of housing in Tacoma and this is one step towards addressing that issue. We're not only accommodating current residents, but anticipating growth and population that should be concentrated in the City of Tacoma. We need more diverse housing options such as these. This is a great opportunity, with regulations to ensure safety. A lot of people assume that if they own a home and develop a unit, it may not help the affordable housing crisis. Ms. Nichols wanted to mention that for every 100 very low income households, there are only 45 units available in their price range. For every 100 extremely low income households available, there are only 27 units available. She thought that the City should incentivize affordable housing and housing for those with the greatest need. She appreciated the City moving forward on this.
- Ken Miller – Mr. Miller thanked the Commission and staff for moving forward with this. He is happy that this is in line with the City's overall plan. By densifying the city, it makes it more possible to preserve woods and farmland. DADUs are the gentlest way to do this. He urged the Commission to adopt the staff recommendation as soon as possible.
- Luis Vanez – Mr. Vanez commented that he is a resident of the North Slope Stadium District. He believes the DADUs will allow homeowners to provide for themselves a steady stream of income that will help offset rising property taxes, high building costs, and mortgages on new homes in today's rising real estate market. Helping offset mortgages is especially helpful to young families and young professionals who are increasingly finding themselves priced out. These folks are driving redevelopment in Tacoma and they are welcome. The proposed changes are in line with what the City Council received last week concerning affordable housing. Mr. Vanez believes that citizens should be infilling our developed areas to preserve open space and natural areas, while the Council and Mayor work with regional partners to find solutions for people in need. Finally, he'd like to thank staff for streamlining design standards for ADUs based more on performance and quality.
- Eric Brotman – Mr. Brotman proposed the idea of scalable municipal fees for utility hookups for ADUs. He commented that as it stands now, it's pretty much the same cost for a large home, as it is for an ADU/DADU. If there is some way to scale that cost to the size of the ADU/DADU, that would be great.
- Anthony Hines – Mr. Hines is a property owner and partner in building signature custom homes. He has many clients interested in building DADUs in the R2 district. Overall, he is in support of the Commission's and staff's work, but he has a concern about the DADU height restriction in the view sensitive district (VSD). Currently, a residential single family home in the VSD is allowed to be 25 ft. and the proposed DADU height is 15 ft. The challenge with this is that the average lot in the R2 district is 50ft wide and encouraged to have alleyway access. Street parking is an issue. This will force his clients to choose between having a garage and having a DADU in the back of their property. Mr. Hines inquired if there is any room to increase DADU height in the VSD as it could potentially allow for a second story to be added onto a garage. This is a very difficult thing to work around from a design perspective. He understands the view sensitivity of the district due to the beautiful views that Tacoma has, especially on the slope. With the houses being at 25ft, he was hoping for a happy medium. Even the 18 ft. proposed for standard districts would be more workable to incorporate the second story addition. Density is an issue in Tacoma. This proposal can attract more people and talent to Tacoma.
- Mary Lobdell – Ms. Lobdell is a North End homeowner and Associated Ministries board member who is very passionate about the housing crisis in Tacoma. These changes are long overdue. She wanted to applaud the work. She supports the changes and emphasizes the importance of

the homeowner having to live on the property. She supports the option of supporting the homeowner to provide housing for those in need.

- Paul Mayden – Mr. Mayden lives in North Tacoma by Wilson. He fully supports the building of DADUs. His only question is that not every home or situation is the same, so is there any remedy for possible exceptions. According to the proposed regulations, he cannot build a DADU. He asked for an exception amendment so that he would be able to construct a DADU on his property.
- Steven Sim - Mr. Sim noted that the proposed DADU regulations only allow for building in the back, but his lot is configured in such a way that he couldn't build in what's technically the rear of the home. He inquired if there can be exceptions to that.
- David Fisher – Mr. Fisher has been an architect for thirty years. He has primarily done custom homes with private commercial work and he applauds the City's efforts for DADU/s. The city needs diversity in housing. We should celebrate with the diversity for people who have different needs. However, DADUs rarely work with small to medium sized lots that are typical in Tacoma. He believes there are fatal flaws in the proposed code. The biggest one is the floor area ratio (FAR) in the design standards. He has project with a 4,000 sq. ft. lot, with a 2,500 sq. ft. house that is fine, but he wants to have a covered porch and deck. If you have a FAR of .5, good luck with getting any ADUs in, it needs to be thrown out. This topic was brought about 3 years ago and it's still a mess. Mr. Fisher thinks it needs to be re-thought through. Especially, Section 13.06.149E.
- Claire Van Guse – Ms. Van Guse supports DADUs. She has a detached garage and wants to build an apartment above it. She doesn't live in a view sensitive area, but her concern is that the apartment she wants to build over her garage would have an approximate height of 22ft, but the limit is 18ft.
- Liz Kaster – Ms. Kaster is in general support of the ADU regulations. She lives in North 9th and Pine. She commented that it's one of the most walkable and transit-rich areas of Tacoma. Her family can get to everything they need by foot bus or bike, and she wants that to be available for the whole city. She is concerned with the homeowner having to live on the property. She lost her job and ended up going to college out of state for 2 years and rented out her home at the time. She doesn't want to think of how difficult that process would've been if they had an ADU/DADU at the time. She encouraged staff and Commission to rethink that rule.
- Peter Stanley – Mr. Stanley had three main points about the affordability of Tacoma. He wants to increase the number of houses to help avoid pricing out the people who want to live here. Secondly, he wants the growth to happen within city limits instead of rural Pierce County. Mr. Stanley thinks that the City is on the verge of making that happen and this is a rare opportunity where multiple positive steps can take place. Lastly, he lives in an old house with one-bathroom upstairs and additions will be tough. A DADU would be helpful for having his grandfather over.
- Greg Johns – Mr. Johns commented that he wanted to express his thanks and that he's been ready for this and wished this was put in place a long time ago.

With no more citizens coming forward to testify, Chair Wambach closed the public hearing at 6:32 p.m. and asked Commissioners to provide feedback as to what additional information would be required of staff to provide at the next meeting.

- Commissioner Edmonds noted the comment on the height outside of the view sensitive area with the apartment over the garage in non-view sensitive, and would like to know why they can't do that. She also noted on the comment about the ADU, and would like to know why the standards are different.
- Commissioner Santhuff wanted more clarity on the footprint from a square footage standpoint versus overall building square footage. He was interested in seeing changes for design standards for the ADU and wanted to see if they could remove those standards. He also commented about the fees for the structures and wants more information on that. As far as building height, he wondered if there is a height bonus for situations like that.

- Commissioner Strobel wanted to see examples of the floor area ratio, and nontraditional lot sizes in comparison to traditional housing. He was also interested in the nontraditional size property in relation to the house and what solutions there are.

(The meeting was recessed at 6:41 p.m. and resumed at 6:52 p.m.)

3. Commercial Zoning Update

Stephen Atkinson, Planning Services Division, facilitated the Commission's review of the initial analysis and preliminary recommendations on an outline for the Commercial Zoning Framework. The discussion included the following elements: (1) The alignment of land use designations, commercial typologies, and zoning classifications; (2) Current development standards across commercial districts; and (3) Planned Development Business Districts.

With respect to the first element, alignment of commercial typologies, Mr. Atkinson indicated that our Comprehensive Plan is purposefully general, which provides two commercial designations, i.e., Neighborhood Commercial and General Commercial. Corresponding to the Neighborhood Commercial designation are two zoning districts, the T Transitional District and the C-1 General Neighborhood Commercial. Corresponding to the General Commercial designation are PDB Plan Development Business District, HM Hospital Medical District (which no longer exists in the zoning code and needs to be cleaned up), and C-2 General Community Commercial District.

Mr. Atkinson continued that staff's initial review concluded that the correlation between the commercial areas identified in the Comprehensive Plan and the Districts established in the zoning code is inconsistent. To illustrate the point, he described how T and PDB are niche zoning districts not commonly used for area wide rezones; and how some of the C-2 areas (34th and Proctor, 72nd and Hosmer, Old Town, 6th Avenue, and Tacoma Mall Boulevard) are different from each other. Mr. Atkinson suggested that the starting point is to realign the two land use designations and with appropriate zoning districts, potentially through four typologies, i.e., Convenience Corner District and Neighborhood Commercial District corresponding to the Neighborhood Commercial designation, and Commercial Corridor District and Freeway/Interchange Commercial District corresponding to the General Commercial designation.

With respect to the second element, development standards across commercial districts, Mesa Sherriff, Planning Services Division, reviewed two types of development standards that apply to the Commercial Districts – those that serve to impact the differentiation of the districts, and those that are negligible or do not serve to differentiate the districts. In general, the factors that most differentiate the districts are the allowed uses and building floor area. He also discussed criteria and metrics in other areas such as mixed-used centers. Mr. Sherriff indicated that staff's preliminary recommendation is to create a more consistent, standardized framework of zoning and development standards that, at a minimum, include the following categories of subjects: Use (e.g., building types, and street-level uses), Scale (e.g., height, and maximum floor area ratio), Site and Building Design (e.g., parking location, and connectivity), and Off-Site Impacts and Transitions (e.g., parking quantity, and landscaping and buffering). Mr. Atkinson added that part of what we want to build towards is looking at strategies to have more of a sliding scale that recognizes some of that differentiation within these districts.

Commissioners provided the following questions and comments:

- Vice-Chair Petersen commented that while we can't control what businesses go into a business district, we need to consider how people can patronize more than one business without driving within the district.
- Commissioner Strobel suggested pedestrian walking environment and connectivity be accounted for in the general character of the commercial district, within the context of the street level design or called out separately as its own independent consideration.

With respect to the third element, Planned Development Business (PDB) Districts, Mr. Atkinson noted that the question was under what conditions would the Comprehensive Plan support light industrial/low impact uses within commercial zoning districts. This could be some of the flexibility the PDB provides.

As to the next steps, Mr. Sherriff commented that moving forward, some of the important things through public engagement will be to create intent statements and descriptions of the existing characteristics and value that's inherent in the neighborhoods, and impact statements of the proposed zoning and development standards. Mr. Atkinson added that staff plans to do a code audit to identify how well does the current code support the intent. He wants to convey to the public what we recognize and value what's already there, and the zoning should relate to what is there, but we also need to be more illustrative to how we want those areas to progress over time.

- Chair Wamback commented he is interested in the future phase of this process to identify parts of Tacoma that are without C-1 zoning but should have C-1 zoning. He commented that all of the neighborhoods of our city should have access to all of the urban amenities. He doesn't recall seeing a lot of C-1 zoning in Northeast Tacoma. He noted that if we are to truly become a city, we need to make sure there are the same opportunities presented city wide. He is wondering if the stage is being set correctly to be identifying and implementing that vision in a larger Tacoma in the future. You can't have a 20-minute neighborhood if the nearest post office or grocery store is a 20-minute walk away. Mr. Atkinson commented some of the areas that are zoned as C-1 have not been built up like so, and that is still in the future plan for the city.
- Commissioner Edmonds noted that she is sure there are plenty of Northeast Tacoma residents who would love to spend their money in Tacoma and not Federal Way.
- Commissioner Strobel commented that we need to think of the commercial needs of the city, and look at where commercial might need to be. He looked at cities like Spokane, like Hanks Corner bar that harkened to older times, where there were certain types of neighborhood oriented commercial that we have zoned out of residential neighborhoods in some fashion. He looks forward to seeing how the practicalities of this can be applied in the smaller scale of things.

E. COMMUNICATION ITEMS

Commissioner Santhuff had drafted a letter of comments from himself and not representing the Commission, to Sound Transit regarding the Tacoma Dome Link Extension (TDLE) project. He wanted to share this with his fellow commissioners so they could see some of the topics that had been brought forward in the open houses and stakeholder group meetings, and specifically some aspects of those topics that he wanted to make sure the elected leadership group heard, and takes into consideration as they make their recommendations going from these Level 1 analyses into what alignments and station locations should be studied in Level 2. He is soliciting feedback from commissioners by Friday, October 5, 2018.

- Commissioner Strobel asked about the cut and cover station concept. Commissioner Santhuff answered that he's spoken with some of the technical staff at the open houses and stakeholder group meetings, and they haven't gone to the depth of precluding or ensuring what type of station is appropriate for each of those station locations they identified. The assumption in ST-3 Plan was an elevated alignment and potentially an elevated station. There are certain sites presented in Level 1 that a below grade station wouldn't be feasible, but the location and alignment that was part of the represented alignment on 26th Street is one that a cut and cover station would make sense. There are topographical changes along 26th that it could go that way. His concern was getting into the next phase and not explicitly studying below grade at each of these sites and understanding what the consequences are of doing that for each of these station locations.
- Chair Wamback commented that we need to be thinking of 50-75 years from now. It's one thing to be thinking about an elevated guideway coming in on 26th Street between a parking garage and Freighthouse Square, but, who knows if in the long term that we want a parking garage to be fronting Puyallup Avenue. He liked the idea of the approach, as it is more in tune with the vision for the south downtown. He urged commissioners to provide comments to Commissioner Santhuff.

Brian Boudet, Planning Manager, mentioned that the TDLE Level 1 analysis is being completed and the elected leadership group is narrowing down the selection on October 12th. Moving into phase two, the next step will be stationary workshop on November 1, 2018. This is a good opportunity to rethink what the general area of Tacoma Dome and East Tacoma is and how it operates and how to capitalize that area.

Mr. Boudet also reported that the City Manager released the proposed 2019-2020 Biennial Budget on October 2, 2018. Regarding long range planning, there is funding for the Pacific Avenue Corridor Plan. It's designed as partnership money potentially with Pierce Transit and other groups. There is also funding for a neighborhood planning program. The idea was that because of the growth and development in the community there is concern if that growth is done right. Resources have shrunk, and in the process one of the things that haven't been done for a while is actively building relationships in the community and be physically going out into the community.

F. ADJOURNMENT

The meeting adjourned at 7:55 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/



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Manitou Potential Annexation Area**
Meeting Date: November 7, 2018
Memo Date: October 31, 2018

Action Requested:

Concurrence with Proposed Land Use Designations and Zoning Classifications.

Discussion:

At the meeting on November 7, 2018, the Planning Commission will continue to review the subject of Manitou Annexation, focusing on the proposed land use designations and zoning classifications for the Manitou area and the fiscal impacts of the annexation. Attached is a staff analysis report prepared to facilitate the Commission's review. Information relating to the fiscal impacts is attached to the report as Exhibit "C."

Summary:

The 37-acre Manitou area is located at the southwest corner of the City of Tacoma near Lakewood Dr. W. and 66th St. W. This is a Potential Annexation Area as designated in both the City's and Pierce County's comprehensive plans and one of the unincorporated "islands" in Pierce County, where future annexation to the City is expected by the State Growth Management Act and considered a high priority in regional and county-wide planning policies.

Pierce County and the City are pursuing a collaborative planning effort for the potential annexation of the Manitou area, to be carried out through the Interlocal Annexation Agreement method, pursuant to RCW 35.13.470. The annexation process and the negotiation of the interlocal agreement has been initiated by the City Council on October 30, 2018, per Resolution No. 40150 (see Exhibit "A" to the attached staff report). The resolution corresponds to a similar resolution adopted by the Pierce County Council on September 4, 2018, and requests the Planning Commission to conduct the "pre-annexation planning" in accordance with the Tacoma Municipal Code, Section 13.02.040.K.

Additional information about the project can be viewed at www.cityoftacoma.org/Manitou.

Prior Actions:

- July 18, 2018 – Commission review of scope of work

Staff Contact:

- Lihuang Wung, Senior Planner, lwung@cityoftacoma.org, (253) 591-5682

Attachment:

- Manitou Annexation Staff Analysis Report (November 7, 2018)

c. Peter Huffman, Director



Manitou Annexation

Staff Analysis Report

(For Planning Commission’s Review, November 7, 2018)

This staff analysis report is a follow-up on the first one that was reviewed by the Planning Commission on July 18, 2018. A summary of the issues discussed in the first report is provided on page 2.

The “Manitou Annexation” is one of the applications for the 2019 Annual Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code.

The application entails the pre-annexation planning for the Manitou Neighborhood Annexation Area, with the expected outcomes including changes to the Future Land Use Designations and Map as set forth in the One Tacoma Plan, changes to other maps that include delineations of City boundaries, and as appropriate, amendments to certain goals, policies and provisions applicable to the subject area.

| Project Summary | |
|-------------------------------------|---|
| Applicant: | Planning and Development Services Department |
| Location and Size of Area: | The 37-acre subject area is bounded by 64 th St. W., Lakewood Dr. W., 70 th St. W., and the County-City borderline to the east of 52 nd Ave. W. |
| Current Land Use and Zoning: | Regulated under Pierce County’s “Mixed-Use District” designation, current land uses include a mix of residential dwellings (single-family, multi-family and mobile homes) and commercial development (offices, retail and auto services and repair). |
| Neighborhood Council Area: | The subject area is adjacent to the South Tacoma Neighborhood Council area. |
| Staff Recommendation: | Staff recommends that the Planning Commission concur with the proposed land use designations and zoning classifications for the Manitou area as discussed in Section 3. |
| Project Proposal: | Conduct pre-annexation planning and develop potential amendments to the Comprehensive Plan, including changes to the Future Land Use Designations and Map, changes to other maps that include delineations of City boundaries, and as appropriate, amendments to certain goals, policies and provisions applicable to the subject area. |

| | | |
|--|--|---|
| | <p>Planning and Development Services City of Tacoma, Washington Peter Huffman, Director</p> | <p>Project Manager: Lihuang Wung, Senior Planner lwung@cityoftacoma.org</p> <p>Website: www.cityoftacoma.org/Manitou</p> |
|--|--|---|

1. Summary of Previous Review

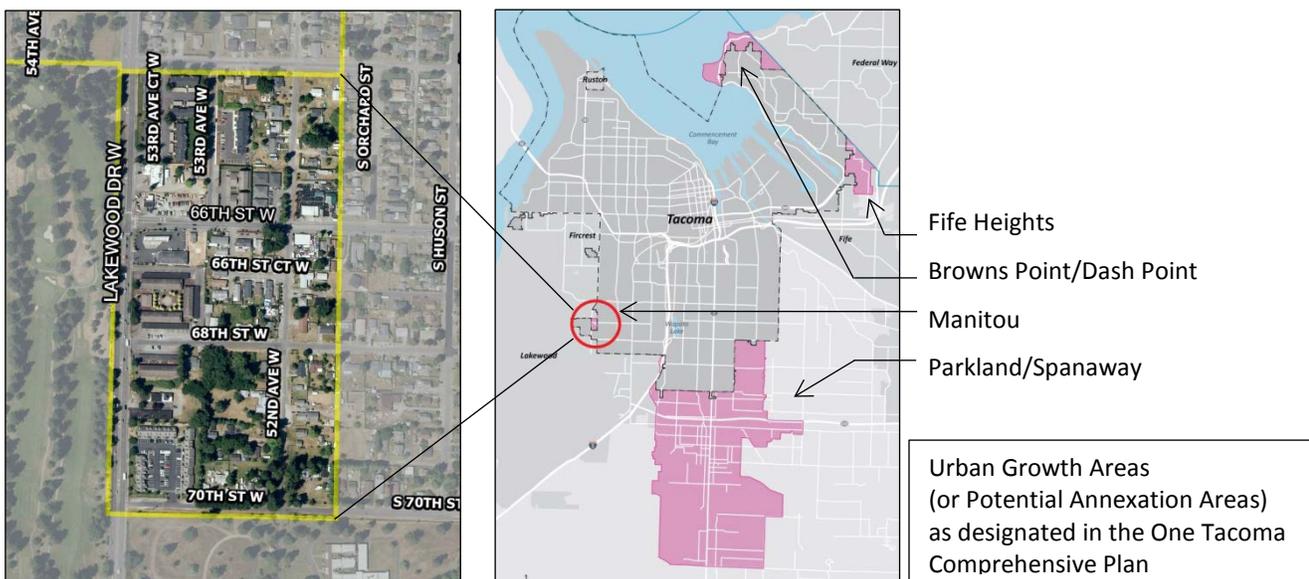
The Planning Commission conducted the first review of Manitou Annexation on July 18, 2018. A staff analysis report prepared for the Commission’s review included the following sections: (1) Area of Applicability, (2) Background and Process, (3) Policy Framework, (4) Objectives, (5) Options Analysis, (6) Public Outreach, and (7) Impacts Assessment.

The Options Analysis section discussed two alternative approaches for the future land use and zoning designations for the Manitou area, i.e., “Mixed-Use” and “Residential+Commercial.” Upon deliberation, the Commission suggested that staff explore further the “Residential+Commercial” option, which would respect and expect to have the least impacts to the existing land uses and development patterns.

More specific discussion on the future land use and zoning designations is included in this second staff analysis report. Another focus of this report is the fiscal and financial impacts of the proposed annexation.

2. Area of Applicability and Annexation Process

The Manitou area is located on the southwest corner of the City of Tacoma, bounded by 64th St. W. to the north, Lakewood Dr. W. to the west, 70th St. W. to the south, and the County-City borderline to the east that is approximately one half of a block east of 52nd Ave. W. As shown on the map below, this 37-acre Manitou neighborhood is a Potential Annexation Area as designated in both the City of Tacoma’s and Pierce County’s comprehensive plans. Its annexation to the City is expected by the State Growth Management Act and considered a high priority in regional and county-wide planning policies.



Pursuant to RCW 35.13.470, the proposed annexation of the Manitou area is to be processed with the Interlocal Annexation Agreement method, through the following general steps:

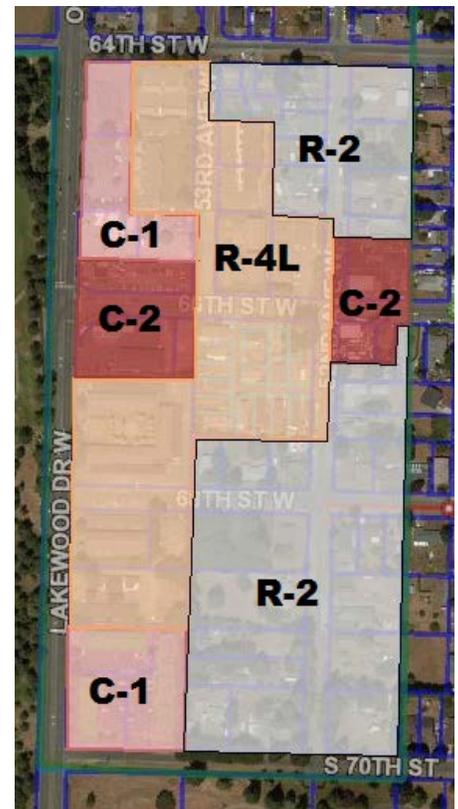
- Initiation of Annexation Process by County Council (Resolution No. R2018-97, September 4, 2018)
- Initiation of Annexation Process by City Council (Resolution No. 40150, October 30, 2018; see Exhibit “A”)
- Negotiation of Interlocal Annexation Agreement (November 2018 – February 2019)
- Public Hearings and Approval of Interlocal Annexation Agreement (February-March 2019)
- Adoption of Annexation Ordinance by City Council (June-July 2019)
- Approval of Proposed Annexation by Pierce County Boundary Review Board (July-August 2019)
- Annexation Effective (August 2019)

3. Proposed Land Use Designations and Zoning Classifications

In developing land use designations and zoning classifications for the Manitou area, a relatively conservative approach has been taken, which respects and reflects to a large degree the existing land uses and development patterns and is expected to generate the least impacts to the neighborhood. The proposed scheme is as follows, and as depicted in the map insert:

- C-1 for the northwest corner of the Manitou area where there are offices and a doggie daycare.
- C-1 for the Meadow Park Office Condominiums at the southwest corner of the Manitou area.
- C-2 for the area near Lakewood Dr. and 66th St. where there are a gas station, a mini mart, and a vehicle repair shop with used car sales.
- C-2 for the area near the eastern segment of 66th St. where there are a used tire shop and a used car sales.
- R-4L for the existing areas where there are apartments, condos, duplexes and mobile homes.
- R-2 for the existing single-family residential areas.
- STGPD overlay district applies to the entire Manitou area.

The land use designation and description associated with each of the above zoning districts are summarized in the table below:



| Zoning | Land Use Designation | Description |
|---|----------------------------|---|
| R-2 Single-Family Dwelling District | Single-Family Residential | The R-2 District is intended primarily for single-family detached housing but may also allow a limited number of compatible uses including lodging uses, holiday sales for Christmas and Halloween, and two-family dwellings in certain circumstances. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts. The minimum standard lot size in the R-2 District is 5,000 sq. ft. (small lots may be 4,500 sq. ft.), the minimum front setback is 20 feet and the maximum building height is 35 feet. |
| R-4L Low-Density Multiple-Family Dwelling District | Multi-Family (Low Density) | The R-4L District is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 District, but has more restrictive site development standards intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The minimum front setback requirement is 20 feet for the R-4L District, and the maximum building height is 35 feet. |
| C-1 General Neighborhood Commercial District | Neighborhood Commercial | The C-1 District contains low-intensity, smaller-scale land uses such as retail, office, daycares, service uses, and fueling stations. Building sizes are limited for compatibility with surrounding residential areas. Residential uses are appropriate. The maximum building height in this district is 35 feet. |
| C-2 General Community Commercial District | General Commercial | The C-2 District is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. Higher intensity uses of the permitted uses in the C-1 District are allowed in the C-2 District. The maximum building height in this district is 45 feet. |
| STGPD South Tacoma Groundwater Protection District | | The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. |

In addition to respecting and reflecting the existing land uses, the proposed land use designations and zoning classifications are also compatible with the existing “Single-Family Residential” land use designation and R-2-STGPD zoning district for the South Tacoma neighborhood adjoining the Manitou area. The proposed scheme also accounts for the desire of some residents from the area (as expressed at the community meeting on May 14, 2018) to preserve the residential characteristics of the neighborhood.

The proposed scheme, however, may be viewed by some property owners as having some impacts to the development opportunity, as compared to what could be allowed to occur under the current Pierce County regulations. Pierce County currently regulates land and building in the Manitou neighborhood under the Mixed Use District (MUD) designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses including multi-family housing, nursing homes, mobile home parks, day-care centers, sewage collection facilities, offices, agricultural supply, malls, restaurants and bars, auto sales, and contractor yards. Up to 60-foot-tall buildings could be permitted with these uses. Since the proposed scheme is developed based on a relatively conservative approach, it is not unreasonable to expect that requests for rezone of certain properties could be made by interested property owners and processed by the City accordingly.

It is also noted that, from a historic perspective, the Manitou area was part of the “Lakewood Area” which was one of the Urban Growth Areas as designated in the City’s Comprehensive Plan in 1994. The City of Lakewood incorporated in the mid-1990s, during which time, Meadow Park Golf Course and Calgary Cemetery adjacent to the Manitou area were annexed by the City of Tacoma. At the same time, the City adopted land use intensity designations and zoning classifications for the Manitou Urban Growth Area, which is the same area as of today. The intensity designations and zoning for this area would become effective if annexation were to occur. In 2004, amendments were made to some of the zoning classifications and adopted by the City Council on November 16, 2004, as part of the 2004 Annual Comprehensive Plan Amendment. The zoning classifications as adopted in 2004 are the same as what are being proposed, except that there was no C-1 designation; all commercial areas were designated as C-2, and there was no documentation for the rationale. (See Exhibit “B”)

4. Impacts Assessment

Anticipated revenues to the City upon annexation of the Manitou area are \$101,200 per year for the first 3 years and \$131,200 starting in the 4th year. Police, fire, sewer and roadways are among the major new services that the City would need to provide. Given the scale of the Manitou area, the City should have the physical and financial capability to provide the required services, with current staffing level. However, no new services can be provided without any additional resources, which would need to be reallocated from within the organization or acquired from outside sources. Therefore, the fiscal impacts of the Manitou annexation, albeit expected to be minimal and manageable, requires continued and further analysis. See Exhibit “C” for more details.

5. Plan and/or Code Exhibits

- Exhibit “A” – City Council Initiation of Manitou Annexation (Resolution No. 40150, October 30, 2018)
- Exhibit “B” – Manitou Area Rezone Adopted as Part of 2004 Amendment (November 16, 2004)
- Exhibit “C” – Manitou Annexation Fiscal Impacts Preliminary Review (October 16, 2018)
- Website: www.cityoftacoma.org/Manitou (for additional information)



RESOLUTION NO. 40150

1 A RESOLUTION relating to annexation; initiating the planning process and
2 negotiation of an interlocal agreement with Pierce County relating to the
3 proposed annexation of the Manitou Potential Annexation Area.

4 WHEREAS the Manitou Potential Annexation Area ("Manitou PAA"), as
5 designated on the map in the attached Exhibit "A," is one of the City's Urban
6 Growth Areas ("UGAs"), as designated in the One Tacoma Comprehensive Plan
7 and Pierce County's Comprehensive Plan, pursuant to the Washington State
8 Growth Management Act ("Act") and consistent with the Regional VISION 2040 and
9 Pierce County Countywide Planning Policies ("Pierce County CPPs"), and

10 WHEREAS, with approximately 83 percent of its boundaries contiguous to
11 the City of Tacoma and 17 percent to the City of University Place, the Manitou PAA
12 is identified as one of the unincorporated "islands" of Pierce County, and, as such,
13 its annexation to the City of Tacoma is encouraged by the Act and considered a
14 high priority in VISION 2040 and the Pierce County CPPs, and

15 WHEREAS, as set forth in Goal PFS-2 of the One Tacoma Plan, the Public
16 Facilities and Services Element, the City will "in partnership with residents, service
17 providers and adjoining jurisdictions, incorporate the City's Urban Growth Area by
18 2040," and

19 WHEREAS Pierce County has approached the City to suggest
20 collaboratively pursuing planning efforts for the annexation of the Manitou PAA, and

21 WHEREAS, on May 14, 2018, a community meeting was held jointly by staff
22 of Pierce County and the City to inform and engage residents, business owners,
23 and property owners before the planning process officially commenced, and
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WHEREAS RCW 35.13.470 allows the legislative body of a county or city to initiate an annexation process for unincorporated territory by adopting a resolution commencing negotiations for an interlocal agreement, provided that the territory proposed for annexation meets both criteria of being a designated UGA within the annexing city and having at least 60 percent of its boundaries contiguous to the annexing city, and

WHEREAS, on September 4, 2018, the Pierce County Council adopted Resolution No. R2018-97, in accordance with RCW 35.13.470, to initiate the negotiation of such interlocal agreement with the City, and

WHEREAS, at its meetings of August 21 and October 16, 2018, the Government Performance and Finance Committee reviewed the Manitou PAA and recommended that the City Council consider adoption of a resolution, corresponding to the action of the Pierce County Council, to commence the annexation process, which resolution would (1) authorize the City Manager and designated officials to begin negotiation the terms of an interlocal annexation agreement with Pierce County; (2) authorize the City Manager to work with Planning and Development Services staff to continue conducting community outreach and engagement services for the Manitou PAA, in collaboration with Pierce County, and to continue analyzing the potential fiscal impacts of said annexation to the City; and (3) request the Planning Commission to conduct appropriate pre-annexation planning for the Manitou PAA, in accordance with Tacoma Municipal Code 13.02.040.K; Now, Therefore,



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section. 1. That the City Manager is hereby directed to work with City staff and other designated officials to begin negotiating the terms of an interlocal annexation agreement with Pierce County for the Manitou Potential Annexation Area (“Manitou PAA”), as designated on the map in the attached Exhibit “A.”

Section 2. That the City Manager is hereby directed to work with Planning and Development Services Department staff to continue conducting community outreach and engagement services for the Manitou PAA, in collaboration with Pierce County, and to continue analyzing the potential fiscal impacts of said annexation to the City.

Section 3. That the Planning Commission is hereby directed to conduct appropriate pre-annexation planning for the Manitou PAA, in accordance with Tacoma Municipal Code 13.02.040.K.

Adopted _____

Mayor

Attest:

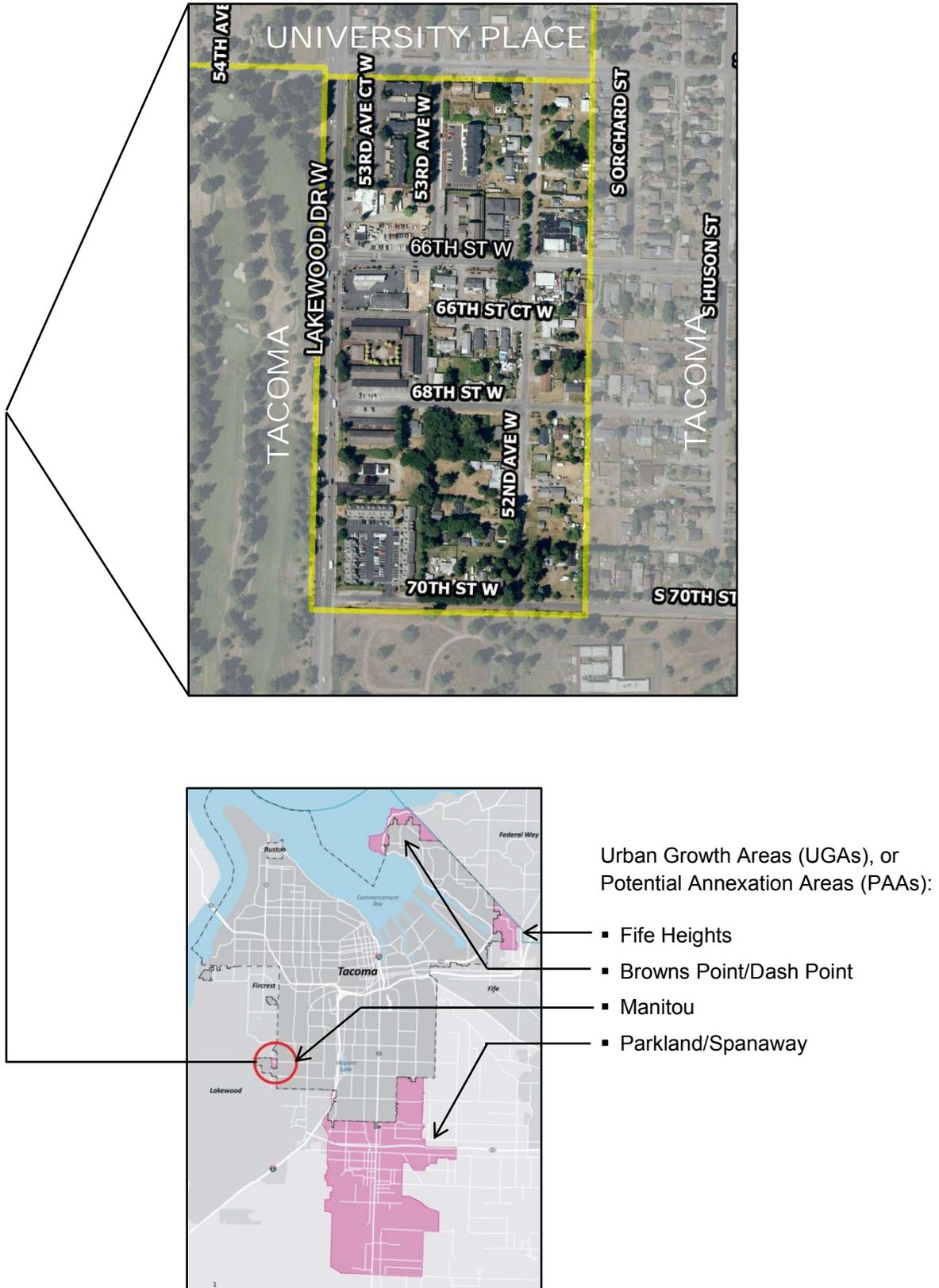
City Clerk

Approved as to form:

Deputy City Attorney

Exhibit "A"

Map 1. Manitou Potential Annexation Area Location Map



Comprehensive Plan And Land Use Regulatory Code Proposed Amendments for 2004

The City of Tacoma's comprehensive plan is developed in compliance with the Washington State Growth Management Act. The *Land Use Regulatory Code* consists of development regulations which control land use activities and includes zoning, platting, and shoreline regulations.

**Planning Commission Recommended
October 6, 2004**

*City Council Adopted
Ordinances #27294, #27295 and #272946
November 16, 2004*

Tacoma Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402-3793
253/591-5365

Equal Employment Opportunity/Americans With Disabilities Act
Accommodations provided upon request.
Call 253/591-5365 (voice) or 253/591-5153 (TDD)

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H. Manitou Urban Growth Area

| | |
|----------------------------|--|
| Applicant: | Tacoma Economic Development Department & South Tacoma Land Use Assessment |
| Current Zoning: | R-2 One Family Dwelling, R-4L Low-Density Multiple Family Dwellings, R-4LT Low-Density Multiple Family Transitional, and C-2 Commercial |
| Size of Area: | Approximately 29 acres |
| Proposed Amendment: | Rezone from R-4LT Low-Density One Family Transitional to C-2 Commercial. Rezone from R-2 Residential to R-4L Low Density Multiple Family Dwelling District. The recommended zoning changes would become affective upon annexation. |

This portion of Manitou was designated as part of Tacoma’s Urban Growth area in 1994. In the mid-1990s Meadow Park Golf course and Calgary Cemetery, which are both adjacent to the proposed site, were annexed by the City of Tacoma. At the same time, the City adopted land use intensity designations and zoning classifications for the Manitou Urban Growth Area. The intensity designations and zoning for this area will become effective if annexation were to occur. Since that time, the R4-LT zoning has been rescinded and other land uses in this area have changed. City staff recommends making the appropriate zoning and land use intensity changes so that they are in place in the event that annexation occurs in the future.

The area consists of predominantly single-family homes, with the exception being the block along Lakewood Drive between South 64th and South 70th Street which consists of apartment buildings and commercial establishments. There is a mobile home park located at the southwest corner of 66th Street West.

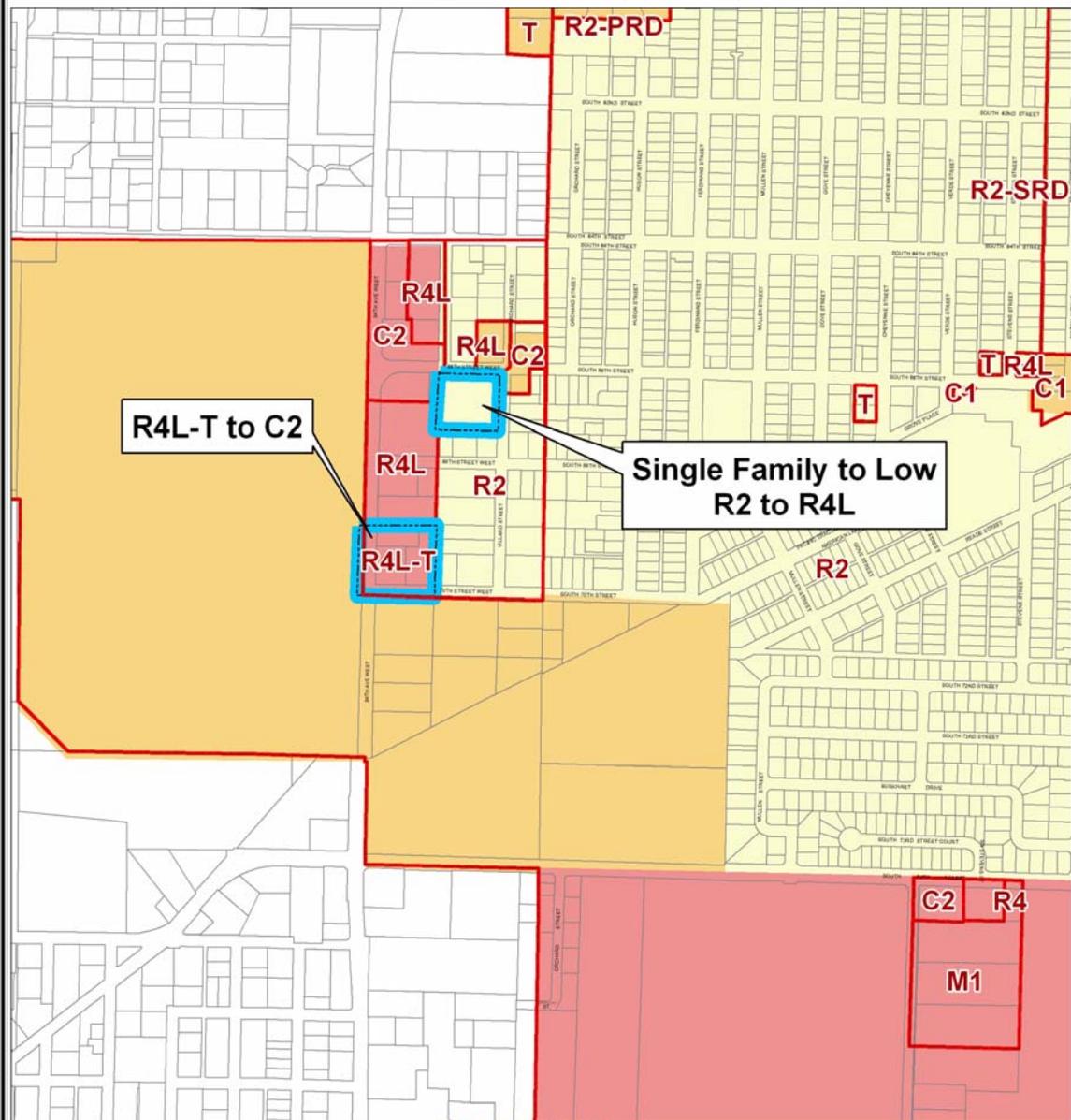
The proposed change would redesignate the area currently zoned R-4LT to C-2 consistent with the existing office uses. The intensity designation of this area will remain the same. It is also proposed that the mobile home park, located at 5204 66th Street W, be changed from R2 to R4-L to match its current land use and to change from Single Family to Low Intensity to be consistent with the R-4L zoning.

Planning Commission Recommendation:

Approve as proposed.

Manitou Urban Growth Area

Intensity and Zoning Change



| | | |
|---|---|--|
| <ul style="list-style-type: none"> Proposed Area Zoning Boundaries Parcels | <p>Land Use Intensity</p> <ul style="list-style-type: none"> Single Family Low Medium High | <p style="text-align: center;">Map Location</p> <p style="text-align: center;">City of Tacoma Tacoma Economic Development Department GIS Analysis & Data Services</p> <div style="display: flex; align-items: center; justify-content: center;"> </div> <p style="text-align: center; font-size: small;">NOTE: This map is for reference only.</p> |
|---|---|--|

Manitou Annexation Fiscal Impacts Preliminary Review

October 16, 2018

A. Review of Services

The City of Tacoma is working collaboratively with Pierce County on the proposed annexation of the Manitou Potential Annexation Area. As part of the pre-annexation planning efforts, a preliminary review of the potential fiscal impacts to the City of Tacoma has been conducted.

The review examined some essential public services and utilities that would be provided by various departments, including taxes and fees collected by Tax and License Division. All service providers have indicated the confidence of being able to incorporate the Manitou area into their current scope of service while maintaining the level of service comparable to what is being provided. However, the expected revenues and estimated costs for services, in specific dollar amounts, are not all readily available. Fiscal impacts remain to be determined, depending on various factors associated with different services. See Table 1 below, followed by a brief narrative for each item.

Table 1. Preliminary Review of Fiscal Impacts

| Public Services/Utilities and Taxes/Fees Reviewed | Notes |
|---|---|
| Property Tax | Estimated revenues (1st year of annexation): \$97,562 |
| Sales Tax | Estimated revenues (1st year of annexation): \$2,500 |
| Business and Occupation Tax | Estimated revenues (starting in the 4th year): \$30,000 |
| Utilities Tax | To be determined (depending on actual usage and other factors) |
| Water | Capable of serving the area; 20% reduction in water bills for both residential and commercial customers; fiscal impact to be determined |
| Solid Waste | Capable of serving the area; fiscal impact to be determined (depending on customer's orders for services) |
| Stormwater | Capable of serving the area; fiscal impact to be determined |
| Sewer | Capable of serving the area; fiscal impact to be determined (depending on site-specific, in lieu fee assessment for sewer hook-up) |
| Police | Capable of serving the area; fiscal impact to be determined |
| Fire | Capable of serving the area; fiscal impact to be determined |
| Roads and Traffic | Capable of serving the area; fiscal impact to be determined (depending on the needs for improvement and the prioritization and funding of selected projects and programs) |

Property Tax

Upon the Manitou area's annexation to the City, property owners would see their property tax decrease, in amounts dependent on the property's taxable value. In 2018, they paid .0162% of their property's assessed value in property tax, as compared to .0158% for those in the adjacent area within the City.

As depicted in Table 2, for a typical single-family home worth \$240,400 (median taxable value), the homeowner would have owed \$3,789 in property tax as a resident of the City of Tacoma, as compared with paying \$3,899 in the unincorporated County, a reduction of \$110.

Within the City of Tacoma, property taxes are allocated to 15 different taxing districts, such as "Conservation Futures", "Port of Tacoma", "Metropolitan Park – Tacoma", and "School District #10 Bond." Of the 15 districts, 3 are associated with the City government, i.e., "City", "City Bond", and "City EMS", which amount to approximately 21%. In other words, of the total property tax of \$464,313 expected from the Manitou area, approximately \$97,562 would be revenues to the City.

Table 2. Property Tax (2018) in Manitou Potential Annexation Area

| Land Use Type | 2019 Taxable Value (Median) | 2018 Tax (Current) (Total Levy Rate: 16.218684) | 2018 Tax (If Annexed) (Total Levy Rate: 15.762107) | Difference |
|---------------------------------------|-----------------------------|---|--|------------|
| Single-family dwelling | \$240,400 | \$3,899 | \$3,789 | (\$110) |
| Multi-family (Apts 5 units or more) | \$1,245,900 | \$20,207 | \$19,638 | (\$569) |
| Mobile Home Park Condos | \$68,300 | \$1,108 | \$1,077 | (\$31) |
| Office Condo | \$277,500 | \$4,501 | \$4,374 | (\$127) |
| Commercial | \$423,000 | \$6,861 | \$6,667 | (\$193) |
| Grand Total (97 parcels collectively) | \$29,457,580 | \$477,779 | \$464,313 | (\$13,466) |

(Source: Tax and License Division, Finance Department, City of Tacoma)

Business Licenses and Taxes

Tacoma requires that businesses obtain a Business License from the City, while Pierce County does for only a few types of businesses. Tacoma business license fees are assessed yearly and are based on business income and business type, varying from \$25 to \$250.

Pierce County does not assess Business and Occupation (B&O) tax, whereas Tacoma does. Rates for businesses within the City of Tacoma are based on gross receipts, and vary from .102% to .4%. However, B&O tax would not be assessed on existing businesses for the first three years after annexation.

Upon the area’s annexation, the City would expect to collect approximately \$3,500 in business license fees from the existing 26 businesses, \$2,500 of sales tax in the first year, and \$30,000 of B&O tax starting in the fourth year.

Water

Residential and commercial water rates would decrease by approximately 20% due to Tacoma Public Utilities’ existing surcharge on unincorporated communities. According to the financial impact modeling conducted by Tacoma Water, the monthly water bill for an average single family residence would be reduced from approximately \$46 to \$39, after factoring in the embedded utility and gross earnings taxes, and for an average general service commercial business, from \$342 to \$290.

Solid Waste

The City of Tacoma’s Waste Management would take over waste management services from LeMay Pierce County Refuse. For a 60-gallon container, residential rates for City of Tacoma customers start at \$43.85 per month, compared to \$77.84 at present; commercial rates for a one-cubic-yard container start at \$170.05 per month, compared to \$117.87 at present. Recycling and food/yard waste pickup is also offered.

Stormwater

Local jurisdictions manage surface water runoff to reduce flooding and prevent water pollution, billing property owners for this service. Fees for this service would likely increase with annexation into the City of Tacoma. As an example, a typical single-family residence would see rates increase from \$127 per year to \$279 per year; a larger commercial development would see charges increase from \$2,281 per year to \$4,740 per year.

Sewer

Pierce County’s Sewer Division has indicated that they would have no objections to Tacoma taking over the sewer lines within the annexation area and that all public facilities in the annexation area were constructed by developers and there are no outstanding latecomers or Utility Local Improvement District (ULID) charges for these facilities. Currently there are four segments of sewer mains within and near the

Manitou area, along 52nd Ave. W. (between 64th and 68th), 64th St. W. (between Lakewood Dr. and S. Orchard), 66th St. W. (between 53rd and 52nd), and 68th St. W. (between 52nd and S. Huson).

Upon annexation, properties in the area can potentially hook up to the City's sewer system, subject to an in lieu fee assessment. The estimated costs for the customers/City to receive/provide sewer services are not readily available until the assessment, which is site/property specific, is performed. In short, the potential range of costs associated with parcels in the annexation that are currently served by septic depends on many things, such as the lot size, the distance to the sewer and the age of the sewer main. If the septic system is functioning and if an in-lieu of assessment fee has not been paid by the parcel, the fee could range from \$1,000 to \$5,000 or more. If at some point in the future, the septic system fails, then the parcel could be required to make a connection to the sewer. Connections costs, currently, can range between \$5,000 to \$10,000 or more. If a sewer main does not already exist in front of the house, a sewer main extension would be required. The extension could be constructed as a Local Improvement District project with each parcel owner paying a portion of the cost. These costs can range from \$7,000 to \$20,000 or more per parcel but can be financed over 5 to 20 years. The City has a "Septic Amnesty" program that may allow a 50% discount on the assessment fee. In addition, the City has a low interest loan program to assist citizens with side sewer connections and rehabilitations.

Police

Police services for the Manitou area are currently provided by the University Place Police Department (on contract with Pierce County). The Tacoma Police Department (TPD) has conducted a preliminary review of the current calls for service from the area and concluded that TPD would be able to respond to the limited amount of calls the annexation is expected to generate with their current staffing level.

Fire

Fire protection services are currently provided by West Pierce Fire & Rescue (WPFR). The Tacoma Fire Department (TFD) conducted a comprehensive fire service impacts review in September 2018, comparing the current fire service provided by WPFR and the prospective fire service provided by TFD. The review examined multiple capacity and service level indicators associated with each agency, such as the service area, number of employees, staff capabilities and training, types of service, number of fire stations, equipment and apparatus, estimated distances and response times, and budget and funding sources. The review concludes that TFD would be capable of providing fire and EMS services comparable to those currently provided by WPFR. In the event of annexation, TFD does not recommend contracting services to WPFR.

Roads and Traffic

The City's Public Works Department would take over responsibility from Pierce County Planning and Public Works for maintaining and improving public roads in the neighborhood. Preliminarily, Public Works suggests the following notions:

- General – Tacoma would study the need for new street name signs, parking restrictions, traffic safety measures, speed limits, pavement (including residential paving program), and other elements.
- Operations and Maintenance – Based on the existing infrastructure, which includes approximately 1.8 arterial lane miles and 1.7 residential lane miles, and Capital Facilities Program maintenance estimator, Public Works estimates that operation and maintenance of roadways will be approximately \$92,000 per life cycle cost. Operation and maintenance does not include reconstruction or major rehabilitation.
- Streetlights – Streetlights will not be installed as a part of the annexation. There are numerous areas within the current City of Tacoma limits that do not have street lighting or where additional infill lighting is warranted. There is currently no funding for adding streetlight infrastructure in the budget. New residential street lights can be installed through the Local Improvement District Program that is supported by adjacent property owners. Existing street lights would be considered for conversion to LED.

- Sidewalks – The City is working on a program to assess and prioritize installation of missing sidewalks. The program is not currently funded.
- Transportation Benefit District (TBD) – The City imposes TBD at \$20 per vehicle, which would be a financial impact to residents. Assuming there is at least one registered vehicle per household, the revenues to the City are estimated at \$3,900.

B. Additional Notes

Scale of Manitou

While continued analysis of the fiscal impacts is needed, it may be noteworthy that the size of the Manitou area (37 acres) is 0.1% of that of the City of Tacoma (31,765 acres) and the population (425) is 0.2% that of the city (213,418 according to U.S. Census, 2017). By annexing the area, the City would add 97 parcels, where there are about 200 households and 26 businesses. There would be one traffic light and 3.5 lane miles of roadways added to the City’s inventory. The land uses are not complicated at all – basically just residential and commercial; no industrial or manufacturing, or mixed-use development. It’s a typical neighborhood that blends right in with the South Tacoma Neighborhood area. The scale of the Manitou area is very manageable. These proportions might be useful in anticipating the scale of the fiscal impacts.

Cost of Community Services

A common planning tool to help determine the fiscal impacts of annexation, or provisions of public services in general, is the Cost of Community Services (COCS) Ratio, which shows for each dollar of revenue raised, what the cost to provide public services is. The ratio is usually broken down by land use types. There are numerous studies across the nation about the COCS, and the results are fairly consistent, as illustrated in Table 3 below.

Table 3. Cost of Community Services Ratios
(For each dollar of revenue raised, the cost to provide public services)
(A review of selected COCS studies)

| Residential | Commercial/ Industrial | Sources |
|--------------------|-----------------------------------|---|
| 1.18 | 0.38 | "Cost of Community Services Studies", American Farmland Trust, September 2016 |
| 1.00 – 1.40 | 0.15 – 0.90 | "A Meta-Analysis of Cost of Community Service Studies", Kotchen (UCSB) and Schulte (Univ. of Colorado), July 2009 |
| 1.02 – 2.11 | 0.05 – 1.04 | "The Fiscal Impacts of Land Uses on Local Government", Dorfman, Univ. of Georgia, April 2006 |
| 1.15 – 1.50 | 0.35 – 0.65 | "Costs of Community Services", Univ. of Illinois Extension, 2000 |
| 1.03 – 2.11 | 0.06 – 0.37 | "Calculating a Cost of Community Services Ratio for Your Pennsylvania Community", Penn State Univ., 1998 |

A general conclusion can be drawn from the information in the table, which indicates that for residential development, the COCS ratio is around 1 to 1.50, i.e., for each dollar of revenue collected, the municipality needs to return about a dollar and 50 cents back in the community in some types of government and municipal services; and for commercial development, the ratio is around 1 to 0.5, which means the municipality only needs to provide 50 cents worth of services.

Based on these ratios, and given that the Manitou area has approximately 75% of land uses residential and 25% commercial, the annexation would likely to be a financial wash or a relatively insignificant financial drain for the City of Tacoma.

C. Preliminary Conclusions

Upon annexation of the Manitou area, the city anticipates to receive \$101,200 of revenues per year for the first 3 years and \$131,200 per year starting in the 4th year, as shown in the table below.

Table 4. Anticipated Revenues

| Item | Amount | Notes |
|---------------------------------|-----------|--|
| Property Tax | \$97,600 | |
| Sales Tax | \$2,500 | |
| Transportation Benefit District | \$3,900 | Assuming one vehicle per household |
| Water (reduction) | (\$2,800) | 20% reduction in both residential and commercial rates |
| Business and Occupation Tax | \$30,000 | Starting in the 4th year |
| TOTAL (Annual) | \$101,200 | The first 3 years upon annexation |
| | \$131,200 | Starting in the 4th year |

The relatively insignificant amount of anticipated revenues begs the question of whether the Manitou annexation would be a fiscal drain to the City. A review of anticipated expenditures has been conducted, focusing on major services that are not currently provided by the City and would be upon annexation, i.e., Police, Fire, Sewer and Roadways. The review concludes that, given the scale of the Manitou area, the City has the physical and financial capability to provide the required services, with current staffing level. A review of the results of some studies about the Cost of Community Services Ratios (a commonly used planning tool to assess the fiscal impacts of annexation or provisions of public services) has also suggested that the Manitou annexation would likely to be a financial wash or a relatively insignificant financial drain for the City of Tacoma. However, no new services can be provided without any additional resources, which would need to be reallocated from within the organization or acquired from outside sources. Therefore, the fiscal impacts of the Manitou annexation, albeit expected to be minimal and manageable, requires continued and further analysis.



To: Planning Commission
From: Larry Harala, Associate Planner
Subject: **Public Hearing – JBLM Airport Compatibility Overlay District**
Meeting Date: November 7, 2018
Memo Date: October 31, 2018

Action Requested:

Conduct a Public Hearing to receive oral testimony on the draft “JBLM Airport Compatibility Overlay District Regulations”; continue to accept written comments through November 9th, 2018; and, conduct a debriefing immediately after the hearing to ask any clarifying questions and request further research or analysis, if appropriate, in preparation for further discussion or action at the December 5th meeting.

Discussion:

In support of the Public Hearing, staff will provide a brief overview of the proposal and summarize key themes from the public outreach efforts to date. The substance of the proposals reflects the JBLM Joint Land Use Study (JLUS) and U.S. Air Force’s Air Installations Compatible Use Zones (AICUZ) Program guidance, and was developed in consultation with JLUS stakeholders. A representative of the JLUS Taskforce will be in attendance at this meeting to help address questions from the Commission.

Project Summary:

Create an Airport Compatibility Overlay District corresponding with the JBLM Accident Potential Zone (APZ) II in South Tacoma, and make corresponding changes to land use tables and related sections of the Tacoma Municipal Code. The Overlay District will implement the recommendations of the JLUS and AICUZ, by instituting changes to permitted land uses and development standards with the intent of preventing further incompatibility with aircraft safety considerations.

Prior Actions:

June 20th, 2018 – the Commission reviewed this proposal as part of the 2019 Amendments scoping process and provided direction to tailor the JLUS recommendations to Tacoma on a separate, accelerated timeline.

September 19th, 2018 – the Commission authorized the distribution of the proposals for public review, and directed staff to conduct broad public outreach as well as targeted outreach to the owners of properties that potentially would be most affected, and set a Public Hearing for November 7th, 2018 to be held at the STAR Center (3873 S 66th St).

October 24th, 2018 – Staff held a community information meeting at the STAR Center, which was attended by approximately 32 individuals as well as by representatives of JBLM. The following key themes and questions emerged from the discussion:

- What is the actual risk of an airplane accident?
- Are the proposed restrictions warranted given that level of risk?

- How much would safety be increased by limiting future development, given that the area is largely built out?
- The proposal could reduce property values and possibly affect the cost or availability of homeowners' insurance.
- Clarifications were requested regarding the impacts on existing uses and development.
- Representatives from some commercial, industrial and church properties expressed concerns relative to the future development and/or sales potential of their properties.

Notification

Notification of the Public Hearing and efforts to inform the public regarding the proposal have been conducted to reach a broad-based audience as well as owners of properties that would likely be most affected, through the following efforts:

1. **Public Notice** – The public hearing notice (2 versions attached) was mailed to approximately 2,500 individuals and entities within and within 1,000 feet of the area, and mailed and emailed to the Planning Commission's interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others. Nine public notice signs were posted throughout the area on October 11th, 2018. In addition, separate letters were mailed to the owners of properties and uses potentially most affected, including vacant land, uses involving public assembly, and commercial/industrial properties.
2. **Community Information Meeting** – An informational meeting was attended by area residents, and representative of churches and businesses on October 24th, 2018, 5:30-7:00 p.m., at the STAR Center (3873 S 66th St).
3. **Library** – A request was made to the Tacoma Public Library on October 30th, 2018 to make the public hearing notice available for patrons' review at all branches.
4. **News Media** – The City of Tacoma issued a News Release on October 18th, 2018. A legal notice was published on the Tacoma Daily Index on October 25th, 2018.
5. **60-Day Notices** – A "Notice of Intent to Adopt Amendment 60 Days Prior to Adoption" was sent to the State Department of Commerce (per RCW 36.70A.106) on October 31st, 2018. Notice has been sent to several offices at Joint Base Lewis-McChord (per RCW 36.70A.530(4)) over the month of October, asking for comments on the proposals. Staff have also had several direct consultations with JBLM and JLUS representatives.
6. **SEPA Checklist and DNS** – A SEPA Decision of Non-Significance was issued on October 25th, 2018, and the comment period has been set to end on November 9th, 2018. Public notice appeared in the Tacoma Daily Index on October 25th, 2018.

Staff Contact:

Larry Harala, Associate Planner – (253)591-5845, lhara@cityoftacoma.org
Project webpage: www.cityoftacoma.org/JLUS

Attachments:

- Public Hearing Notice (general)
- Public Hearing Notice (customized for affected property owners)

c: Peter Huffman, Director

PUBLIC HEARING NOTICE

The Planning Commission is considering a proposed Joint Base Lewis McChord (JBLM) Airport Compatibility Overlay District in a portion of South Tacoma.

Planning Commission Public Hearing
NOVEMBER 7th (Wednesday), 5:30 pm
STAR Center (3873 S. 66th St, Tacoma)

Community Information Meeting
OCTOBER 24th (Wednesday): 5:30 to 7:00 pm
STAR Center (3873 S. 66th St, Tacoma)

COMMENTS ARE DUE BY
FRIDAY, NOVEMBER 9TH, 2018

Staff contact: Larry Harala, Associate Planner

JBLM AIRPORT COMPATIBILITY OVERLAY DISTRICT



The proposed Overlay District corresponds with an approximately 200-acre area in South Tacoma located within the Joint Base Lewis McChord (JBLM) Accident Potential Zone II (APZ II).

PROPOSAL:

The City of Tacoma is considering creation of an Airport Compatibility Overlay District corresponding with JBLM's APZ II. The Overlay District would modify zoning and development standards to prevent further development that would be incompatible with aircraft safety risks, as recommended by the U.S. Air Force and JBLM Joint Land Use Study.

In summary, the proposal would limit development of new (and expansions of existing) homes, businesses and institutions that would significantly increase the number of people living, working or gathering in the area. The proposal would also limit features that could negatively affect aircraft and limit loss of life if an accident were to occur. The intent is to increase public safety while avoiding undue impacts to residents, property owners, businesses and institutions.

TO LEARN MORE AND PROVIDE YOUR INPUT:

- Attend the Community Information Meeting on October 24th
- Visit www.cityoftacoma.org/JLUS for more information
- Contact us at (253) 591-5845 or lharala@cityoftacoma.org
- Provide oral testimony at the November 7th Public Hearing
- Provide written comments by November 9th (via the email above, return address, or fax (253) 591-5433)



City of Tacoma
Planning Services
747 Market Street – Room 345
Tacoma, WA 98402

The City of Tacoma welcomes input from all Tacoma residents and stakeholders. The City webpage offers language translation (select HOME LANGUAGE). Language translation and ASL sign interpretation is available for public meetings (please request this a minimum of five (5) business days in advance). Contact 253.591.5030 (voice) or 253.591.5153 (TTY) for any assistance.



Three versions of this letter were mailed to the owners of properties and uses potentially most affected, including vacant land, uses involving public assembly, and commercial/industrial properties.

October 12, 2018

Dear property or business owner,

The City of Tacoma is considering creation of an Airport Compatibility Overlay District corresponding with Joint Base Lewis McChord's Accident Potential Zone II (APZ II) area in South Tacoma. Our records indicate your business is located within the proposed Overlay District. This is your opportunity to learn about and comment on the proposal.

The Overlay District would modify zoning and development standards to prevent further development that would be incompatible with aircraft safety risks, as recommended by the U.S. Air Force and JBLM Joint Land Use Study. In summary, the proposal would limit development of new (and expansions of existing) homes, businesses and institutions that would significantly increase the number of people living, working or gathering in the area. The proposal would also limit features that could negatively affect aircraft and limit loss of life if an accident were to occur. The intent is to increase public safety while avoiding undue impacts to residents, property owners, businesses and institutions.

The three versions included the following tailored language:

UNDEVELOPED LAND: We are sending an extra correspondence to owners of undeveloped properties in the area because the proposal includes specific limitations on certain types of land uses (such as shopping centers and restaurants), as well as limitations on the amount of number of houses which can be constructed.

USES INVOLVING PUBLIC ASSEMBLY: We are sending an extra correspondence to owners of public assembly (uses such as churches, schools, and daycares) because the proposal would prevent new development of such uses, and would limit expansions of those that exist today.

COMMERCIAL AND INDUSTRIAL BUSINESSES: We are sending an extra correspondence to area commercial and industrial property owners because the proposal includes specific limitations on certain types of land uses (such as shopping centers and restaurants). In addition, the proposal restricts the overall size of commercial/industrial building footprint.



We recognize that this change could impact your business or property and we encourage you to learn more and comment on the proposal. We would be happy to discuss this with you individually, and we encourage you to attend one or both of the following meetings:

COMMENTS ARE DUE BY FRIDAY, NOVEMBER 9TH, 2018

**Planning Commission Public Hearing
NOVEMBER 7th (Wednesday), 5:30 pm
STAR Center (3873 S. 66th St, Tacoma)**

**Community Information Meeting
OCTOBER 24th (Wednesday): 5:30 to 7:00 pm
STAR Center (3873 S. 66th St, Tacoma)**

TO LEARN MORE AND PROVIDE YOUR INPUT:

- Attend the Community Information Meeting on October 24th and/or November 7th.
- Visit www.cityoftacoma.org/JLUS for more information
- Contact us at (253) 591-5845 or lharala@cityoftacoma.org
- Provide oral testimony at the November 7th Public Hearing
- Provide written comments by November 9th (via the email above, return address on this card, or fax (253) 591-5433)