



---

**MINUTES** (Approved on 3-20-19)

**TIME:** Wednesday, February 20, 2019, 5:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Carolyn Edmonds, Ryan Givens, David Horne, Andrew Strobel, Dorian Waller  
**ABSENT:** Anna Petersen (Vice-Chair), Jeff McInnis, Brett Santhuff

**A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:10 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA**

The agenda was approved unanimously.

**C. PUBLIC COMMENTS**

- Jack Sesser – Mr. Sesser voiced his concern about the trees being cut around Narrows Ridge. He noted that the cutting is permitted, but from what he can see the trees are being dropped downhill, and he noted that these trees are highly important because the amount of water that these huge trees are soaking up cannot be replaced, even if they replant trees there. He is concerned for the safety of the families and homes below where the trees are being removed.

**D. DISCUSSION ITEMS**

**1. Shoreline Master Program**

Elliott Barnett, Planning and Development Services (PDS), Teresa Vanderburg, lead consultant from ESA, Barbara Gallagher, Robinson-Noble, Craig Kuntz, PDS, and Shannon Brenner, PDS, came before the Commission to share their expertise regarding the Shoreline Master Program (SMP). Mr. Barnett reviewed the requested action, prior actions, and next steps for the SMP periodic review. He mentioned that the Commission had reviewed this project three times so far, beginning last year in 2018. Meanwhile, he is talking extensively with the Department of Ecology (“Ecology”), as they are critical stakeholders in junction with this program. He noted that many citizens from Salmon Beach are in attendance tonight. At this point in the process, the Commission has already narrowed the scope, and staff is coming back with more detail from the preliminary direction that was received previously.

Ms. Vanderburg gave an overview and explanation of the history of this program, and what the operations will be. There were three overall goals that she listed.

The first issue required changes and WAC updates from 2011-2017. She reviewed the Ecology’s checklist, and provided examples from the packet. Commissioner Edmonds asked that the results of the Tideflats subarea plan need to be incorporated into this and asked if that would be a later amendment period. Ms. Vanderburg answered yes.

Ms. Vanderburg reviewed the biodiversity corridors areas, and sea level rise including how that could affect the shorelines of the city of Tacoma, and the base flood elevation (BFE). FEMA’s BFEs were recently modified, which could shrink building envelopes, effectively limiting shoreline development as envisioned in the SMP.

Commissioner Givens asked can the height be measured based on BFE from FEMA instead of having to go through these calculations. Mr. Barnett answered as BFE goes up, the structure that was built just got much higher without restriction.

Commissioner Edmonds noted she needed to connect the dots between sea level rise, and BFE. Ms. Vanderburg answered that sea level rise is modeled, and is a modeled potential number. The BFE is set by FEMA and they model in a different way, i.e., what is the flood zone, which is not a FEMA term. They're looking at the 1% chance of flood elevation. They are two different models.

Further discussion ensued regarding sea level rise versus base flood elevation.

Mr. Barnett reviewed some additional general cleanups. There were some issues in regard to improving consistency with citywide standards, language clarifications, and review process clarification (non-development activities), the draft recommendations are commercial and residential development standards updates (design pedestrian access, parking, bike facility landscaping, minor language edits and clarifications pending input from Ecology).

### **Wapato Lake**

The Wapato Lake area zoning and FLUM are inconsistent with each other. The draft recommendations are no action at this time, and to incorporate into commercial zoning review. It was noted that the Wapato Lake zoning change will be postponed.

### **Salmon Beach**

Mr. Barnett began by reminding the Commission that there are geological hazards and non-conforming overwater residences. He reviewed the draft recommendation for this topic. Some comment was made in regard to shading aspects and rules, such as shading a tree. There was discussion involving analysis mapping of how the sun moves around the property, and how that could affect ecological loss. There was mention that use table and foot notes – it seems like it could be a barrier to people trying to improve and refinance their homes. Ms. Vanderburg answered that she didn't believe a new home could be built over a water structure with a conditional use permit, but it could be restructured/rebuilt.

### **Geological Hazardous Areas**

Mr. Kuntz and Ms. Gallagher from Robinson-Noble, noted that it's been a while since the city's geological hazards have been addressed, and they looked at many different codes from surrounding municipalities that also addressed these issues to aid in their research.

The two introduced a map from the Washington Geological Information Portal to the Commission that showed the different geological hazards, and reviewed the draft recommendations, and the updated geologic hazard areas regulations in Tacoma SMP 13.10, which is still pending. Ms. Gallagher continued to explain erosion and landslide hazard areas, updated maps and buffers, and the requirements for a geologic assessment and geotechnical report.

### **Concurrence**

Mr. Barnett closed the presentation by reviewing the stake holder engagement, and how the Ecology consultation has been so important. They are working toward a joint City/Ecology Public Hearing which could potentially include the Planning Commission. He noted that he will be reaching out to the Salmon Beach community, geotechnical firms, and the 2019 amendments workshops. When Mr. Barnett asked for the Commissioner's concurrence, they gave note that the checklist was helpful, and they have liked what has been done so far.

(The meeting was recessed at 6:38 p.m., and resumed at 6:50 p.m.)

## **2. Minor Amendments**

Lihuang Wung, PDS, reviewed "Minor Amendments", one of the applications for the 2019 Annual Amendment to Comprehensive Plan and Land Use Regulatory Code. He noted that minor amendments are technical in nature and not meant to instigate policy level discussions. He presented 25 proposed amendments as summarized in the agenda packet, and highlighted 6 issues, i.e., Issue #1: Transfer of Development Rights (TDR); Issue #3: Street tree removal/pruning; Issue #13: Front porches into front

yards; Issue #15: Reduced parking for downtown districts; Issue #18: Pedestrian streets referencing; and Issue #25: Code reorganization.

Regarding Issue #3, the Commissioners suggested stricter wording for street tree replacement, i.e., trees shall be replaced not only when they are removed, but also damaged or improperly pruned. Regarding Issues #18, the Commissioners suggested additional staff review be conducted for the designated pedestrian streets against the Pedestrian Priority Network and other relevant provisions in the Transportation Master Plan. The Commissioners also provided some comments related to Issue #25, including that the current code online is a large PDF document which is hard to search and could be improved with some bookmarks added, that having a chart to compare and contrast old versus new code would be helpful for people to see, and that the proposed approach to reorganizing some chapters of the Land Use Regulatory Code and consolidating various use districts into their own category is consistent with the approach of the *One Tacoma Plan*. Mr. Wung noted that he planned to continue to facilitate the Commission's review of "Minor Amendments" at the next meeting.

#### **E. Communication Items**

Mr. Wung thanked Commissioners Horne and McInnis for joining him on appearing on TV Tacoma's CityLine Program on February 7, 2019.

Mr. Boudet reviewed the items as provided in the packet.

In order to accommodate people's participation in the Mayor's State of the City address, it was proposed that the Commission's meeting on March 6, 2019 begins at 4:00 p.m., instead of 5:00 p.m. The Commission concurred.

#### **F. ADJOURNMENT**

The meeting adjourned at 7:58 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)