



MINUTES (Approved on 5-29-19)

TIME: Wednesday, May 15, 2019, 6:00 p.m.

PLACE: Council Chambers, Tacoma Municipal Building, 1st Floor, 747 Market Street, Tacoma, WA 98402

PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Jeff McInnis, Brett Santhuff, Dorian Waller

ABSENT: Andrew Strobel

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the special meeting (changed starting time) to order at 6:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved. The minutes for the May 1, 2019 special meeting were approved as submitted.

C. DISCUSSION ITEMS

1. Shoreline Master Program Periodic Review – Joint Public Hearing with the Department of Ecology

Chair Wamback called to order the public hearing at 6:13 p.m. This hearing was the second part of the Planning Commission's public hearing series for the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code (2019 Amendment), and was a joint public hearing with the Department of Ecology (DOE). He reviewed the public hearing procedures and asked the commissioners to introduce themselves.

Elliott Barnett, Planning Services Division, and Kim Van Zwalenburg, DOE, provided an overview of the Tacoma Shoreline Master Program (SMP) and the associated periodic review. Ms. Van Zwalenburg spoke about the history of the SMP, the role of DOE in the program, and the periodic review process. Mr. Barnett then reviewed the project scope for the periodic review, noting specific topics and proposed amendments as part of the 2019 Amendment.

Chair Wamback called for testimony. The following citizen testified:

- Dave Peterson – Mr. Peterson is the acting president of the Salmon Beach Improvement Club and spoke representing the Club and the Salmon Beach community as a whole. He stated that for the past few years, they have been having discussions with city and the Department of Ecology about the restrictive building regulations that have come into place. They have been asking to build up to 25 feet, but are not able to due to the restrictions in the code. Mr. Peterson also noted that the Base Flood Elevation (BFE) was raised by 4 1/2 feet a few years ago, and that will make everyone in the community ineligible for raising the height without a huge cost. They would like to strike the BFE from the requirements for minor modifications.

2. 2019 Amendment – Public Hearing

Chair Wamback called to order the public hearing at 6:34 p.m. He reviewed the procedures for this hearing, which was the last part of the public hearing series for the 2019 Amendment and was to be conducted in four consecutive sessions, addressing the following respective subjects: (1) Affordable

Housing Acton Strategy Incorporation in the Comprehensive Plan, (2) Historic Preservation Code Amendments, (3) Manitou Potential Annexation, and (4) Minor Plan and Code Amendments.

(1) Affordable Housing Action Strategy Incorporation into Comprehensive Plan

Mr. Barnett reviewed the Affordable Housing Action Strategy (AHAS). He discussed the proposed updates to the Housing Element, which include incorporating the AHAS as an implementation strategy, adding and updating policies to reflect the AHAS, and updating pertinent affordability data and opportunity mapping.

Chair Wamback called for testimony. The following citizens testified:

- Darby Kruger – Mr. Kruger and his wife moved to Tacoma after they married 36 years ago. He explained that they bought, fixed up, and then rented two homes in Hilltop. He stated that over the years as a landlord, he has gone from being able to do most of the work himself when it comes to evictions, to now having to hire a lawyer because the compliance is so complex and burdensome. He noted that the added cost of compliance will not be borne by him as the business owner, but will instead be passed onto the renter by rent increases. Mr. Kruger suggests that to increase affordable housing, the city increases density in the form of mother-in-law apartments where it won't change the character of the neighborhood, and to allow simple, clear cut, fair guidelines for tenant and landlord protections.
- Nick Malo – Mr. Malo stated that his comments would be more about the engagement process for the AHAS. He explained that he received his notice for the public meeting on April 30th and gave examples of how the language in the notice is vague and does not clearly explain what topics would affect his property. He noted the importance of the Comprehensive Plan, and anything that goes into it, in terms of how policy is developed. Mr. Malo stated that most of the amendments are agreeable, specifically affordable housing, but discussed his concern on how it will be paid for and the implications of including that in the Comprehensive Plan.
- Martha Ward – Ms. Ward is a Tacoma resident and a member of the Associated Ministries Moral Voice Working Group. She stated that they believe the well-being of the most vulnerable citizens in the community is the moral test of our City. She noted that she especially supports the housing element update, which prioritize the current housing issue. Ms. Ward explained that she believes we can meet the need by preserving current affordable housing and building permanent supportive housing. She urged the Commission to be attentive to the 'action' word in the AHAS, look at the action steps, and to do their part.
- Molly Nichols – Ms. Nichols is a resident of District 2, and is with Futurewise and the Tacoma Tenants. She stated that she is in full support of the incorporation of the AHAS. She commented on two things specifically that are missing in the AHAS, and that she believes should be added to the Comprehensive Plan. She noted that both were brought up in September and are now part of a resolution sponsored by Councilmember Beale and is being discussed by City Council. The first is to add text that would establish that the overarching Housing and Land Use Policy of the City is to redress institutionalized racism in past and present housing policies and vigorously commence efforts towards racial integration in the fabric of Tacoma's neighborhoods. Ms. Nichols would also like to see the Planning Commission more explicitly lay out the relationship between affordable housing and transportation infrastructure in the housing element of the plan.
- Jay Atkinson – Mr. Atkinson is 83 years old, retired from the Air Force, and a veteran of the Vietnam War. He has lived in Tacoma for 46 years, and last year was a no-cause eviction with no protections, told to be out in 20 days. He stated that he was a good tenant and paid on time for 30 years, but was given no consideration in allowing him time to find an affordable new place to live. He noted that he called over 70 apartment complexes, only to be told there was no availability, or that they were out of his financial means. He finally found one place available, but it was a 100% increase in rent for 50% of the space, which forced him and his wife to have to get rid of at least half of all they owned. Mr. Atkinson explained that the move from the South End of Tacoma to the West End meant that there were less amenities, including stores, restaurants, and bus service. He noted that it takes time for such analysis to take place, and while it takes place, there are countless families becoming homeless.

He stated that we need to accelerate this process and find a faster solution and range of resources for houses experiencing a housing crisis.

- Amy Pow – Ms. Pow is with the Tacoma Pierce County Health Department and supports the incorporation of the AHAS from a health perspective. She stated that according to the CDC, about half of our health outcome is based on socioeconomic and environment, and housing is a key factor. She explained that housing provides shelter for sleep which affects our health, stability of low-income families, allows children to get an education, and connects us with our neighbors. Ms. Pow stated that the Health Department encourages the City to institute inclusionary zoning along with a well strategized community building program. They also support infilling medium density, missing middle housing throughout all neighborhoods because it provides a greater chance for affordable home ownership. The Health Department recommends the Commission renames Single Family to Detached or Single Detached, and to use form based code to regulate missing middle housing.
- Leslie Malo – Ms. Malo began by stating she agrees with the affordable housing idea, especially the missing middle. She asked why we can't build multi-use units that are not high-rises, but instead create a neighborhood. She stated that children and seniors need to know their neighbors, and they should be able to live in a well-planned neighborhood, centered around a village green. She explained that she does not believe that high-rises allow for that sense of community and that they are unaffordable. Ms. Malo stated that loneliness is the new smoking, and it does not help seniors to be alone in a tiny apartment or high-rise. She urged for well planned communities where neighbors can keep an eye on the children and seniors.

(2) Historic Preservation Code Amendments

Reuben McKnight, Historic Preservation Officer, gave a briefing of the Historic Preservation Code Amendments. These included enhanced demolition review, Historic Conditional Use Permit amendments and code clean up around the nomination process.

Chair Wamback called for testimony and no citizens testified.

(3) Manitou Potential Annexation

Lihuang Wung, Planning Services Division, reviewed the potential annexation of a 37-acre area of unincorporated Pierce County next to the Manitou neighborhood of Tacoma. He explained the region's Urban Growth Area (UGA) designation, and presented maps with the two zoning options currently proposed, defining what the zoning changes would effect.

Chair Wamback called for testimony. The following citizens testified:

- Heidi White – Ms. White has lived in Manitou for 51 years. She noted that she doesn't care if it is annexed, but she does care about the zoning changes. She stated that she supports option 1, as long as C2 is changed to C1, and the rest is kept R2, with everything else grandfathered in and left as it is now. She explained that it is a community that does not need any big business. They like it the way it is and would not like any more multi-family as it would affect the quality of life in the area. She urged the Commission to listen to the comments the neighborhood has provided.
- Venus Dergan – Ms. Dergan has lived in Manitou for over 50 years, and has attended almost all the meetings relating to this. She stated that she considers all of the people living in the area her neighbors, and they do not pay attention to the county-city line. She noted that South Tacoma has one of the lowest incomes in the city, so there is low-income homeownership in Manitou currently. She stated that she also supports option 1, with the change from C2 to C1, as it will keep the character of the neighborhood and will be more compatible with the South Tacoma Groundwater Protection District that is proposed. She urged the commission to listen to the people who have spoken.

(4) Minor Plan and Code Amendments

Mr. Wung provided an overview of the Minor Plan and Code Amendments for 2019. He explained the scope of work and objectives for the amendments, which include updating information, correcting errors

and inconsistencies, clarifying regulatory intents, and improving administrative efficiency. Mr. Wung displayed a list of the 25 issues being discussed for reference.

Chair Wamback called for testimony and no citizens testified.

Upon completing all four sessions, Chair Wamback closed the public hearing at 7:27 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 would like to know if the Commission has the authority or ability to make amendments to the AHAS. Specifically, she would like to know more regarding the request to add transportation language into the Housing Element.
- Commissioner McInnis would like to have a copy of the code change regarding the BFE. He would like to also see a map of Manitou Annexation area showing the changes to zoning as requested by citizens, with the C2 areas being changed to C1.
- Commissioner Santhuff requested a list or summary of the specific actions that would come back in front of the Commission for the AHAS. He also asked for a staff response to whether the South Tacoma Groundwater Protection District would have an effect on the zoning of the Manitou Annexation Area.

D. TOPICS OF THE UPCOMING MEETING (June 5, 2019)

Stephen Atkinson, Planning Services Division, presented the Commission with a potential schedule outline for the upcoming meetings and their topics. This included the option of a special meeting on May 29, 2019, and the possibility of cancelling the July 3, 2019 meeting. With the proposed schedule, the Commission would review public comments on the 2019 Amendment and staff's responses at the meetings on May 29, June 5, and June 19, and make recommendations to the City Council on June 19. The commission would also begin the application assessment process for the 2020 Amendment, including conducting a public scoping hearing on June 19. Discussion ensued, and the Commission generally concurred with the proposed schedule.

Commissioner Edmonds made a motion to hold a special meeting on May 29, 2019. Commissioner McInnis seconded the motion, and it passed with one nay.

Commissioner Edmonds made a motion to cancel the meeting on July 3, 2019. It was seconded by Vice-Chair Petersen and it passed unanimously.

E. COMMUNICATION ITEMS

In addition to the information included in the agenda, Brian Boudet, Planning Manager, asked for feedback in how the Commission would like to work through the information from the public hearings in the next meetings, in particular the re-zones. Commissioner Givens suggested organizing information by neighborhood, and identifying areas with known conflicts.

Mr. Boudet also provided the following:

- The 6-month extension of the Tideflats Interim Regulations is scheduled for City Council final reading on May 21, 2019. There was some discussion about potential concepts around permanent regulations. If that is pursued, it would likely come back before the Planning Commission.
- City Council is scheduled to conduct a study session on the Tacoma Dome Link Extension on June 11, 2019, and adopt a resolution that evening providing their final input. This will feed into the Sound Transit's Elected Leadership Group (ELG), which is meeting on May 31 and June 14. The ELG will make a final recommendation to the Sound Transit Board on which options should move forward, and the board is expected to make their decision in early July.
- City Council adopted a resolution to adopt a Transit Oriented Development (TOD) Advisory Group. That group will be forming over the next couple of months.

- A resolution related to affordable housing was discussed by City Council, but removed from their agenda at the May 14, 2019 meeting.

F. ADJOURNMENT

The meeting adjourned at 7:50 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/