

## Members

Jeremy C. Doty, Chair  
Thomas C. O'Connor, Vice-Chair  
Chris Beale  
Peter Elswick  
Donald Erickson  
Sean Gaffney  
Scott Morris  
Ian Morrison  
Matthew Nutsch

## Community and Economic Development Department

Ryan Petty, Director  
Peter Huffman, Assistant Director  
Charles Solverson, P.E., Building Official

## Public Works and Utilities Representatives

Jim Parvey, City Engineer/Assistant Director, Public Works Department  
Heather Pennington, Water Distribution Engineering Manager, Tacoma Water  
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power



# Minutes

## Tacoma Planning Commission

747 Market Street, Room 1036  
Tacoma, WA 98402-3793  
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[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

**(Approved on 5-4-11)**

MEETING: Regular Meeting

TIME: Wednesday, February 16, 2011 4:00 p.m.

PLACE: Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402

Members Present: Jeremy Doty (Chair), Chris Beale, Donald Erickson, Sean Gaffney, Scott Morris, Ian Morrison

Members Absent: Thomas O'Connor (Vice-Chair), Peter Elswick, Matthew Nutsch

Staff and Others Present: Donna Stenger, Jana Magoon, Steve Atkinson, Brian Boudet, Cheri Gibbons, Shirley Schultz, Lisa Spadoni, Lihuang Wung (Building and Land Use Services); Josh Diekmann (Public Works); Shelley Kerslake (legal counsel); Tadas Kisielius (Gordon Derr, LLP); Kim Van Zwalenburg (DOE)

Chair Doty called the meeting to order at 4:11 p.m. The minutes for the meeting of January 5, 2011 were approved as submitted. The minutes for the meeting of January 19, 2011 were approved with a spelling correction of the name of Commissioner Beale on page 5.

## **GENERAL BUSINESS**

### **1. Billboard Regulations**

Ms. Shirley Schultz summarized the discussions to date concerning the proposed revisions to the billboard regulations and provided an overview of the staff report and the draft public review document prepared for the public hearing to be set for March 16, 2011. The proposed amendments would modify the Tacoma Municipal Code, Sections 13.06.520–522, by adding new provisions for permitting digital billboards, modifying definitions, consolidating and relocating the section for retaining or exchanging billboards, and revising provisions for non-conforming off-premise signs.

The Commissioners expressed a number of concerns relating to such matters as:

- The terms of the Settlement Agreement between Clear Channel Outdoor and the City;



- The buffering and size regulations not applicable to the first 10 digital signs;
- That large signs and the associated bright light are inconsistent with the policies encouraging pedestrian friendly neighborhoods;
- That the brightness or light intensity allowed for digital signs are excessively higher than industry standards; and
- That prohibiting tree removal at the time of billboard installation does not necessarily preclude tree removal later.

Discussion ensued. The Commission suggested that the light intensity levels as currently proposed be lowered and tree removal be subject to City review and approval at all times. With said changes incorporated, the Commission authorized the distribution of the proposed code amendments for public review and set March 16, 2011 as the date for a public hearing.

## **2. Master Program for Shoreline Development**

Mr. Stephen Atkinson provided an update on the discussions and presentation that staff and the Department of Ecology had provided at the joint meeting of the City Council's Economic Development Committee and the Environment and Public Works Committee on February 8, 2011. He provided the Planning Commission with the materials that had been discussed at the joint meeting, including a Public Access Primer prepared by Jay Derr of Gordon Derr, LLP. Mr. Tadas Kisielius, a Partner in the firm, presented the primer to the Commission and facilitated the Commissioners' discussion.

Mr. Atkinson followed by reviewing the issues that were discussed at the January 5<sup>th</sup>, January 19<sup>th</sup>, and February 2<sup>nd</sup> Planning Commission meetings. The intent of the review was to ensure that the Commission's guidance was properly captured and understood by staff. The review of issues included:

- General Public Access Requirements (including applicability, waiver criteria, public access preferences, options for meeting access requirements, and protection of private property rights);
- S-7 Schuster Parkway Shoreline District (including intent statement, environment designation, district boundary, permitted uses, and public access); and
- S-8 Thea Foss Waterway Shoreline District (including district boundary, new and existing industrial uses, design guidelines, and mixed use development and interim uses).

The Commission concurred that the proposed revisions were consistent with the direction they had given staff during prior meetings. The Commission raised additional questions about the permit process and ways in which constitutionality concerns can be addressed through the permit and appeal process. Staff reviewed the existing permit process and the opportunities and constraints for addressing these concerns through the existing process.

## **COMMUNICATION ITEMS**

None.

### **COMMENTS BY LONG-RANGE PLANNING DIVISION**

Ms. Donna Stenger distributed to the Commissioners the Public Review Document for the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2011. The document (a.k.a., the “green book”) was prepared for the Planning Commission’s public hearing scheduled for March 2, 2011 and discussion of the matter thereafter.

### **COMMENTS BY PLANNING COMMISSION**

Commissioner Morrison disclosed that he had met with Gary Brackett, Chamber of Commerce, last week, regarding the Shoreline Master Program Update.

### **ADJOURNMENT**

The meeting adjourned at 6:22 p.m.