

## Members

Donald Erickson, Chair  
Sean Gaffney, Vice-Chair  
Theresa Dusek  
Benjamin Fields  
Mark Lawlis  
Tina Lee  
Matthew Nutsch  
Erle Thompson  
Scott Winship



# Minutes

## Tacoma Planning Commission

### Community and Economic Development Department

Ricardo Noguera, Director  
Peter Huffman, Assistant Director  
Charles Solverson, P.E., Building Official

### Public Works and Utilities Representatives

Kurtis Kingsolver, Assistant Director/City Engineer, Public Works Department  
Tony Lindgren, Distribution Engineering Manager, Tacoma Water  
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

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### (Approved as Amended on 12-19-12)

MEETING: Regular Meeting

TIME: Wednesday, December 5, 2012, 4:00 p.m.

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

Members Present: Donald Erickson (Chair), Theresa Dusek, Benjamin Fields, Mark Lawlis, Tina Lee, Matthew Nutsch, Erle Thompson

Members Absent: Sean Gaffney, Scott Winship

Staff Present: Stephen Atkinson, Shanta Frantz, Karla Kluge, Jana Magoon, Ian Munce, Lucas Shaddock, Lihuang Wung (BLUS); Josh Diekmann (Public Works)

Chair Erickson called the meeting to order at 4:00 p.m. The minutes of the November 7, 2012 meeting were approved as submitted.

### GENERAL BUSINESS

#### 1. Shoreline Public Access Alternatives Plan

Stephen Atkinson, Comprehensive Planning, following up on the discussion at the last meeting on November 7, 2012, provided an overview of the possible adoption process for the Shoreline Public Access Alternatives Plan (PAAL) and the Tacoma Waterfront Design Guidelines, as implementing strategies of the Shoreline Master Program, as well as the associated rescinding of the three shoreline related elements of the Comprehensive Plan, i.e., the Shoreline Trails Plan, the Ruston Way Plan, and the Thea Foss Waterway Design and Development Plan.

The Commission did not understand when it recommended that the Port undertake a Public Access Master Plan last year that State law allowing public agencies to undertake their own planning that is then adopted through interlocal agreements, are not subject to the Commission review process. It was suggested that the Commission should share its concern on this issue with the City Council since master plans by public agencies (Metro Parks, Tacoma School District, etc.) would also appear to be excludable from Commission review. The Commission also suggested that consideration be given to adopting the PAAL as an element of the Comprehensive Plan, so that it would have more standing in budgeting and project implementation.

Mr. Atkinson then proceeded to review the key elements of the preliminary draft PAAL, including the vision, planning area, implementation, project table, project prioritization criteria, and funding sources. The Commission provided comments and suggestions on how the document could be improved in terms of both its formatting and the information it conveys.



## **2. Annual Amendment #2013-08 Platting and Subdivision Regulations**

Shanta Frantz, Comprehensive Planning, presented the proposed amendments to the Tacoma Municipal Code Chapters 13.04 and 13.05, which would primarily increase maximum size of a short plat from 4 to 9 lots, as allowed under RCW 58.17.020. She explained the existing process for plat applications, highlighted the benefits of the proposed revisions to the current process, and provided benchmarking for five other jurisdictions to support staff's recommendations.

The Commission generally concurred with the proposed amendments, and provided the following feedback and suggestions for staff's incorporation into the next version of the code revisions:

- With or without the in-lieu fee option, the open space provision should apply to short subdivisions and subdivisions since the possible impacts created by a multi-family development would not equate to one dwelling unit per one lot created;
- Ensure predictability in the code so customers will know what resources to review and which professionals to hire when designing a plat application;
- The platting code should not create or perpetuate inequities in development quality across different City neighborhoods;
- Provide clarification on vesting for short plats in relationship to critical areas and other local, state, federal development requirements; and
- It appears that critical areas and their buffers would be required to be located within separate, dedicated tracts, which is not the case and should be clarified accordingly.

## **3. Annual Amendment #2013-02 Countywide Planning Policies**

Lihuang Wung, Comprehensive Planning, stated that the scope of work for this application is to review the Pierce County Countywide Planning Policies (CPPs) for consistency with the City's Comprehensive Plan. He provided an overview of the CPPs as required by the Growth Management Act (GMA), including the adoption and amendment processes. He summarized the 2012 Update of the Pierce County CPPs, which staff has reviewed and concluded that (a) the City's Comprehensive Plan continues to be consistent with the CPPs; (b) there are opportunities to enhance the Comprehensive Plan's language pertaining to such issues as growth targets, affordable housing, urban design, health, sustainability, and transportation; and (c) such policy enhancement should be addressed in a coordinated and effective manner along with other proposed amendments to be considered in the GMA-mandated "2015 Comprehensive Plan Update." The Commission concurred and voted unanimously to authorize the distribution of the staff analysis report, as presented in the agenda packet, for public review.

### **COMMUNICATION ITEMS**

Chair Erickson acknowledged receipt of the following information/announcements:

1. E-mail from Commissioner Ben Fields on November 20, 2012 requesting Code Amendment regarding Accessory Dwelling Units (ADUs).
2. Planning Commission Tentative Agenda for December 19, 2012.
3. Tacoma Link Light Rail Expansion Meeting, December 5, 2012, 4:00-7:00 p.m.
4. MLK Subarea Plan Community Open House, December 5, 2012, 6:00-8:00 p.m.

Commissioner Fields explained his request for code amendment on ADUs. The Commissioners had a brief discussion and expressed support for the request. Mr. Wung indicated that staff will bring forward a proposed code amendment for the Commissioners' review at a later meeting.

### **ADJOURNMENT**

With no further comments from the Commissioners or staff, the meeting was adjourned at 6:07 p.m.