



**MINUTES** (approved 4-2-14)

**TIME:** Wednesday, March 19, 2014, 4:00 p.m.  
**PLACE:** Council Chambers, Tacoma Municipal Building  
747 Market Street, Tacoma, WA 98402  
**PRESENT:** Sean Gaffney (Chair), Scott Winship (Vice-Chair), Alexandria Teague, Erle Thompson, Stephen Wamback  
**ABSENT:** Chris Beale, Donald Erickson, Benjamin Fields, Tina Lee

**A. CALL TO ORDER**

Chair Gaffney called the meeting to order at 4:02 p.m.

**B. QUORUM CALL**

A quorum was declared.

**C. APPROVAL OF MINUTES**

The minutes of the regular meeting on February 19, 2014 were approved as submitted.

**D. DISCUSSION ITEMS**

**1. Hilltop Subarea Plan**

Brian Boudet, Planning Services Division Manager, facilitated the Planning Commission's review of the draft Findings of Fact and Recommendations Report for the draft Hilltop Subarea Plan. He provided an overview of the community vision set forth at the initial stage of the project, the diverse local membership of the Community Working Group for the project, the outreach efforts throughout the project, the key implementation strategies developed, and the community's concerns and issues heard at the Commission's public hearing on January 22, 2014.

One of the major concerns of the community was relating to affordable housing and potential gentrification. The draft plan that was provided for public review included a specific goal regarding affordable housing. In response to the testimony, staff discussed the issue further with members of the Community Working Group and the affordable housing community, and the following revision (underlined) to Goal NR-7 was proposed:

**GOAL NR-7** At least 25% of the total housing units in Hilltop shall be affordable to households earning up to 80% of the countywide median income, and at least half of that (12.5%) shall be affordable to households earning up to 50% of the countywide median income.

Discussion ensued. The Commission concurred with said revision and understood that the draft Findings of Fact and Recommendations Report would be amended accordingly. The Commission voted unanimously to approve the report, along with the Letter of Recommendation, forwarding the draft Hilltop Subarea Plan and EIS to the City Council for consideration for adoption.

## 2. Shoreline Implementation Initiatives

Stephen Atkinson, Planning Service Division, provided an overview of some of the initiatives and programs recently undertaken to implement the Shoreline Master Program that was updated in November 2013. Those initiatives include:

- An interlocal agreement with the City of University Place pertaining to permit review of the Narrows Marina phased master plan;
- An interlocal agreement with the Port of Tacoma pertaining to the provision of shoreline public access. The agreement identifies appropriate off-site mitigation locations consistent with the Shoreline Master Program, provides credit for existing public access improvements undertaken by the Port of Tacoma, and establishes a methodology for calculating a fee-in-lieu of public access for Port development projects;
- An update on the status of the Public Access Alternatives Plan and Tacoma Waterfront Design Guidelines recommended by the Planning Commission during the 2013 annual amendment process; and
- A brief look at recent development projects in the shoreline as well as opportunities for funding public access projects that advance the goals and objectives of the Shoreline Master Program.

[The Planning Commission took a recess at 4:50 p.m.]

## 3. Public Hearing – 2014 Annual Amendment

At 5:00 p.m., Chair Gaffney called the public hearing to order and reviewed the procedures. Lihuang Wung, Planning Services Division, provided an overview of the nine applications (proposals) contained in the 2014 Annual Amendment Package, the outreach efforts throughout the analysis stage of the applications, and the dissemination of the public hearing notice. Chair Gaffney called for testimony. The following citizens testified:

(1) **Milt Tremblay, University of Washington Tacoma:**

Mr. Tremblay thanked the Commission and staff for working with the University through the annual amendment process. He stated that for the most part the changes proposed are positive and the University supports and even wants to go above and beyond the requirements. He suggested that the City continue to look at the University as a campus; for example, regarding the bicycle parking and electric vehicle parking, not every building on the campus may need to meet these requirements, if the requirements are already met at a neighboring building.

(2) **Jeremiah Lafranca, Master Builders Association (MBA):**

Mr. Lafranca thanked the Commission and staff for working on the amendments and for keeping the MBA and the Affordable Housing Policy Advisory Group involved in the process. Regarding the application of "Sustainability Code Amendment", Mr. Lafranca pointed out that the electric vehicle parking requirements for multi-family housing may become a logistical issue if the spots are installed before the residents move in, which may cause additional cost later if they need to be moved, and that electric vehicles should not be government regulated, but an incentive-based program, as the future of electric vehicles is uncertain with other new energy-efficient vehicles emerging. Regarding the application of "Plan and Code Cleanup", Mr. Lafranca was concerned that the proposed setback requirements for pipestem lots would limit the size of buildings which would inhibit development and counteract the Growth Management Act.

(3) **Jennifer Chin:**

Ms. Chin expressed her desire for more car-sharing opportunity in Tacoma, as well as much more bicycle parking.

(4) **Katherine Sutalo, Metro Parks Tacoma (MPT):**

Ms. Sutalo expressed appreciation to staff for collaborating with MPT and other agencies to work on the Open Space Habitat and Recreation Element and the Urban Forestry Landscaping Code Update. She stated that MPT is concerned that the Overall Site Landscaping Requirements would not leave

the trees enough space to grow; that the Plant Materials Selection would not achieve the intent and would actually foster less diversity of trees; and that tree diversity would best be addressed City-wide and not lot-by-lot. She also commented that the Self-Managed Agency provisions that MPT worked with the City to create in January are not reflected in the final proposal and that the current language calls for more detailed oversight of agencies by the City. MPT looks forward to working with City Staff to create a version of the Self-Managed Agencies provisions that better reflect the cooperative relationship that MPT has with the City and other agencies.

(5) **Curtis Hancock, MPT:**

Mr. Hancock spoke in favor of the Point Defiance Park Land Use Policies. He pointed out that Point Defiance is an obvious destination in itself and that the Development Regulation Agreement (DRA) is an excellent vehicle to facilitate the continued development of the park, rather than using piecemeal conditional use permits.

(6) **Jennifer Halverson Kuehn, Bicycle and Pedestrian Technical Advisory Group (BPTAG):**

Ms. Kuehn expressed BPTAG's support to the Sustainability Code Amendment, particularly bicycle parking related provisions. BPTAG applauds the City in their effort to recognize and encourage transportation modes that have the least environmental impact. BPTAG believes that adopting these policies will advance the vision of the Mobility Master Plan and create a healthier living environment for the residents of the City.

(7) **Kell McAboy, Port of Tacoma:**

Ms. McAboy expressed the Port of Tacoma's support for the new Container Port Element and thanked City staff for collaborating with the Port in developing the element.

(8) **Christine Phillips, BCRA:**

Ms. Phillips pointed out that BCRA has been working with MPT and the City on the proposed amendments associated with the application of "Point Defiance Park Land Use Policies" and setting the foundation for the Development Regulation Agreement, which is a big-picture plan that includes indication for environmental mitigations and covers all aspects of major development of the Point Defiance Park for the next 20 years.

(9) **Kris Symer, BPTAG:**

Ms. Seymour commented that BPTAG would like to see an enhancement in bicycle parking within public spaces, and make sure this is happening even when no new or significant infrastructure is occurring.

(10) **J. J. McCament, Point Ruston:**

Ms. McCament thanked the Commissioners and staff for visiting Point Ruston in December 2013. She provided a follow-up on the issues raised in December relating to transit and affordable housing. Regarding transit, Point Ruston has started construction on Building 1A, which will provide ample parking for cars, bicycles, motorcycles, along with the recruitment of a company that would rent and/or sell bicycles for people to use along the Waterwalk. Point Ruston is also preparing a response to Pierce Transit's Long-Range Plan 2040, indicating that the LID improvements on Ruston Way include bus stops. Regarding affordable housing, Point Ruston has discussed with the Tacoma Housing Authority on ways to provide affordable housing for those earning less than 80% of Average Median Income. Point Ruston has also done research about regional micro-apartments, analyzed current rents at Point Ruston in context of the 2014 Affordable Housing Availability and Income Limits, looked at competitive properties that are using the multifamily tax-exemption, and drafted an informal survey to gain information regarding the local acceptance of micro-apartments.

Seeing no more citizens coming forward to testify, Chair Gaffney reiterated that the public hearing record will remain open through March 21, 2014 to receive written comments, and closed the public hearing at 5:35 p.m.

**E. COMMUNICATION ITEMS AND OTHER BUSINESS**

Mr. Wung provided the following information:

- Agenda for the Infrastructure, Planning & Sustainability Committee's meeting on March 26, 2014;
- Agenda for the Planning Commission's meeting on April 2, 2014;
- The Planning Commission's recommendations on the Proposed Regulations for Temporary Homeless Camp Permitting Process were reviewed by the City Council's Neighborhood and Housing Committee on March 17, 2014 and will be reviewed by the City Council at the study session on March 25, 2014; and
- The Commissioners are encouraged to attend the "Committees, Boards and Commissions Member Training" session on March 20, 2104.

Mr. Boudet informed the Commission that the City will retain a consultant to guide the strategic planning and visioning process for the development of a Strategic Plan by the end of the year, which will set the course for Tacoma over the next decade and will help lay the ground work for the 2015 Comprehensive Plan Update as mandated by the Growth Management Act.

**F. ADJOURNMENT**

The meeting was adjourned at 5:40 p.m.