



## **MINUTES** (approved 4-16-14)

**TIME:** Wednesday, April 2, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Chris Beale, Donald Erickson, Benjamin Fields, Tina Lee, Alexandria Teague,  
Erle Thompson, Stephen Wamback  
**ABSENT:** Sean Gaffney (Chair), Scott Winship (Vice-Chair)

### **A. CALL TO ORDER**

In the absence of Chair Gaffney and Vice-Chair Winship, Commissioner Thompson called the meeting to order at 4:02 p.m. The Commissioners elected Commissioner Erickson as the Chair Pro Tem.

### **B. QUORUM CALL**

A quorum was declared.

### **C. APPROVAL OF MINUTES**

The minutes of the regular meeting and public hearing on March 19, 2014 were approved as submitted.

### **D. DISCUSSION ITEMS**

#### **1. Amtrak Station Relocation**

Chair Pro Tem Erickson who had been serving as the Chair of the Amtrak Station Relocation Citizens Advisory Committee (CAC) facilitated the Planning Commission's review of the status of the proposed relocation of Amtrak's Tacoma Station from its current location on Puyallup Avenue to Freighthouse Square (FHS). He presented the background and schedule of the project, the operation and initial recommendations of the CAC, the initial response of the Washington State Department of Transportation, the uniqueness of FHS, the rejuvenated community process that has resulted in some viable station layout alternatives within FHS, as well as the rationale for the CAC's latest recommendation (that the new Tacoma Amtrak Station be sited at the east end of FHS). He also acknowledged members of the CAC, Jim Merritt (Tacoma architect), Ian Munce and Cheri Gibbons (City staff), and members of the Southwest Washington Chapter of the American Institute of Architects for their contributions to the project. Discussion ensued around continuity through the multi-level FHS building, appropriate location of the train station, marketplace facilitation, and safety at railroad crossings.

#### **2. 2014 Annual Amendment Package**

Brian Boudet (Manager) and Lihuang Wung, Planning Service Division, facilitated the Commission's review of the Public Comments and Staff Responses and Suggestions Report that summarized the public comments received at the public hearing on March 19, 2014 and through the comment period ending March 21, 2014, the corresponding staff responses, and where appropriate, staff's suggested modifications to the proposed amendments. Discussion ensued, and the Commissioners provided the following comments, feedback and requests associated with the respective applications:

- (1) Point Ruston Mixed-Use Center (Application #2014-01):  
The Commission requested that staff enhance the policy and code language pertaining to the affordable housing goals applicable in mixed-use centers and reaffirm the intent to work with the applicant on the affordable housing development agreement.
- (2) Point Defiance Park Land Use Policies (Application #2014-02):  
The Commission had no comment.
- (3) Mixed-Use Centers Code Review (MUC-Lite) (Application #2014-04):  
The Commission had no comment.
- (4) Affordable Housing Policies and Regulations (Application #2014-06):  
The Commission indicated some concern about the street tree requirements for small lots.
- (5) Container Port Element (Application #2014-07):  
Commissioners Thompson and Wambach disclosed that they had been contacted by the Chamber of Commerce regarding the concerns that private terminals or transportation infrastructure are not addressed and that the Foss Peninsula is identified as a Transitional Zone. It was noted that the Chamber of Commerce's comments were provided after the deadline of March 21, 2014. The Commission suggested that staff work with the Chamber of Commerce to clarify, and as appropriate address, its concerns.
- (6) Open Space Habitat and Recreation Element (Application #2014-08):  
The Commission had no comment.
- (7) Sustainability Code Amendment (Application #2014-09):  
The Commission was concerned with the cost and technology implications of the proposed electric vehicle related regulations for multifamily housing development, and requested that staff conduct additional benchmark research on relevant regulatory requirements of other jurisdictions.
- (8) Urban Forestry Landscaping Code Update (Application #2014-10):  
The Commission requested that staff clarify that the tree planting credits for self-managed agencies are applicable within the City limits only, examine the tree planting setback requirements for narrow planting strips, and enhance the policy language to promote and prioritize the planting of native plants in/near habitat corridors.
- (9) Plan and Code Cleanup (Application #2014-11):  
The Master Builders Association (MBA) has expressed concerns over the proposed setback and building height requirements for pipestem lots, to which staff had provided clarifications as documented in the Public Comments and Staff Responses and Suggestions Report. The Commission requested that staff connect with the MBA and clarify their concerns.

The Commission requested that the Public Comments and Staff Responses and Suggestions Report be revised accordingly for its continued review at the next meeting on April 16, 2014.

#### **E. COMMUNICATION ITEMS**

- (a) Agenda for the Infrastructure, Planning & Sustainability Committee's meeting on April 9, 2014
- (b) Agenda for the Planning Commission's meeting on April 16, 2014

#### **F. ADJOURNMENT**

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