



MINUTES (Approved on 7-6-16)

TIME: Wednesday, June 15, 2016, 4:00 p.m.
PLACE: Council Chambers, Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402
PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Jeff McInnis, Meredith Neal,
Brett Santhuff, Scott Winship
ABSENT: Anna Petersen, Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES OF JUNE 1, 2016

The agenda was approved.

The minutes of the regular meeting on June 1, 2016 were reviewed and approved as submitted.

C. PUBLIC COMMENTS

No members of the public came forward to provide comments.

D. DISCUSSION ITEMS

1. 2016 Annual Amendment

Stephen Atkinson, Planning Services Division, facilitated a discussion to complete the review process and make a recommendation to the City Council. Commissioners concurred with voting for the individual items in the amendment package and for the individual Future Land Use Designation proposals.

Short Term Rentals were discussed. Mr. Atkinson noted that the Infrastructure, Planning, and Sustainability Committee had expressed support for some of the changes being considered for the final recommendation. He commented that the modified code took a more hands off approach while providing some guidance and a reasonable regulatory structure for short term rentals. Vice-Chair Wamback motioned that Planning Commission recommend Council adoption of the Short Term Rental package as amended in the meeting packet. Commissioner Neal seconded. The motion was approved unanimously.

Wireless Communication Facilities were discussed. Mr. Atkinson reviewed that the purpose of the amendment was to comply with Federal Communications Commission's rules and to provide a regulatory structure to mitigate the visual impacts of wireless communication facilities. Vice-Chair Wamback motioned to approve the Wireless Communication Facilities proposal as proposed in the meeting packet and recommended Council adoption. Commissioner McInnis seconded. The motion was approved unanimously.

Code Cleanup amendments were discussed. Mr. Atkinson reviewed minor additions to the code cleanup amendments that had been introduced at the previous meeting including an increase to the notification area for major projects, addressing a conflict in the usable yard space requirements, and providing reasonable accommodation for accessory dwelling units. Chair Beale suggested they use larger text in the notices for site specific rezones so that they could be read from a car. Mr. Atkinson responded that they would consider doing so during the next round of rezones. Vice-Chair Wamback motioned for

approval of the Code Cleanup language as modified in the meeting packet and recommended City Council approval. Commissioner Winship seconded. The motion was approved unanimously.

Multifamily Design Standards were discussed. Mr. Atkinson reviewed that there had been little community feedback, though they had received a letter from Forterra expressing support. The Master Builders Association had not raised any objections, but did not provide any formal comments. Mr. Atkinson reviewed that the design standards would provide minimum standards for multifamily in commercial districts, industrial districts, residential districts, and on designated pedestrian streets. For pedestrian streets, they would seek to create a more urban focus on the streets with standards such as tying the entrance location to orientation, setting a minimum and maximum build-to area, requiring a transitional space, limiting parking along key streets, transparency requirements, façade articulation, and addressing blank walls. Mr. Atkinson noted that there had been minor edits discussed at the prior meeting, including deletion of carryover commercial standards; the addition of window design standards for façades facing pedestrian streets; a stronger statement about internal streets; and referring back to comparable residential district standards for commercial and industrial districts. Mr. Atkinson proposed additional modifications to the proposal, including the addition of definitions and calculations for building coverage and tree canopy percentage. Other modifications included exceptions and bonuses for maximum building coverage; requiring appropriate usable yard space for duplexes, triplexes, and townhouses; and increasing the usable yard space requirement to 20% of the lot area for multifamily with some flexibilities such as a common open space waiver for properties within a quarter mile of a park.

Commissioners provided the following comments and questions:

- Vice-Chair Wamback noted that for multifamily in R-4, 50 percent of the frontage had to be between 5 and 20 feet. He asked what the other 50 percent was. Mr. Atkinson responded that the other 50 percent could be surface parking or usable yard space and that the requirement was to accommodate surface parking without allowing 100 percent frontage.
- Vice-Chair Wamback asked if there was a path that would allow a developer to build right up to the sidewalk. Mr. Atkinson responded that there wasn't and that it was to provide developers some space to make the transition between public and private.
- Vice-Chair Wamback expressed concern that they were cementing a historic car centric development pattern and not doing enough to support an evolution of those areas.
- Commissioner McInnis asked what components of interior streets were to be incorporated. Mr. Atkinson responded that they were adding a general statement that internal, private streets should be designed to look like a public street, without being prescriptive. He added that they also had some harder requirements that they were proposing for the connectivity of sidewalks.
- Chair Beale commented that he'd prefer a greater distance than a quarter mile from parks for the common open space waiver. Other Commissioners suggested that more than a quarter mile may not be reasonably walkable to account for the onsite common open space requirements.
- Chair Beale commented that he would be okay with front porches being included in usable yard space for single family.
- Chair Beale asked why they were providing a 35 to 45 percent minimum range for window transparency instead of a single minimum standard. Mr. Atkinson responded that he could go back to the minimum of 35%.
- Chair Beale asked how staff would handle a site that does not meet the tree canopy requirements due to all of the trees have been topped and if they would treat it as nonconforming landscaping. Mr. Atkinson responded that the intent would be to treat it the same way through enforcement or non-conforming status similar to some of the other standards that they have in landscaping. Chair Beale requested that they add a statement for the sake of clarity.
- Commissioner Santhuff asked if the waiver for the common open space requirement would be reducing the usable yard space requirement or only eliminating common open yard space aspect. Mr. Atkinson responded that it would reduce the overall requirement. Commissioner Santhuff recommended clarifying that it was an overall reduction.

The discussion of the item was paused at 5:02 p.m. for the public hearing and resumed at 5:37 p.m.

Vice-Chair Wamback motioned for approval of the Multifamily Design Standards as modified in the staff packet, as further modified in the staff presentation, and as further modified based upon Planning Commission discussion, and recommended City Council approval. Commissioner Neal seconded. The motion was approved unanimously.

Future Land Use implementation was discussed.

For Nob Hill, Mr. Atkinson reviewed that the proposal was for an area-wide rezone from R-4 to Downtown Residential and also to clean up the zoning in the right-of-way. The recommendation of staff was to approve as proposed and also to give priority to open space acquisition and seek other mechanisms for conservation of the designated open space corridors Downtown. Chair Beale asked how the prioritization process would work. Mr. Atkinson responded that it would be incorporated into the findings and recommendations. Chair Beale suggested that more study was needed before they could put Nob Hill ahead of other open space corridors. Mr. Atkinson agreed to modify the language to make a broader statement that would recognize the concern generally and suggest that it would need to be evaluated in relation to other priorities. Vice-Chair Wamback motioned for approval of the Nob Hill area-wide rezone to Downtown Residential as modified for the language on open space acquisition and recommend approval to City Council. Commissioner Winship seconded. The motion was approved unanimously.

For the McKinley area, Mr. Atkinson reviewed the proposal to rezone a split parcel to NCX. He reported that no comments had been received regarding the proposal. Commissioner Winship motioned for approval as presented. Commissioner McInnis seconded. The motion was approved unanimously.

For Franke Tobey Jones, Mr. Atkinson reviewed that the proposal was a cleanup item to amend the Future Land Use Map. He noted that Franke Tobey Jones had also applied for both a PRD modification and a site specific rezone for a portion of the site. Commissioner Winship motioned for approval as presented. Commissioner Neal seconded. The motion was approved unanimously.

For N 33rd and Pearl, Mr. Atkinson reviewed the area-wide rezone proposal as modified by staff and presented new options based on Commission feedback: to keep only the R-4L portion of the rezone or to rezone the entire southern area to R-3. He reported that the staff modification to leave the northern portion of the Bates location zoned R-2 had been done in response to neighborhood concerns about the concentration of multifamily and related traffic impacts. Chair Beale expressed concern that leaving the larger parcel zoned R-2 would not achieve the intended transition and that potential redevelopment to something like R-3 would be more viable. Brian Boudet, Planning Services Division Manager, noted that the Bates radio tower location was unlikely to be developed. Vice-Chair Wamback noted that they had received comments from neighbors about the negative aspects of the tower and that rezoning its location to R-3 or R-4L could incentivize Bates to remove the tower. Vice-Chair Wamback added that R-3 or R-4L would be more appropriate for the intensity and that leaving the area zoned R-2 would not be consistent with the Comprehensive Plan. Commissioner Santhuff noted that the Future Land Use Designations map designated the parcels as Open Space. Mr. Atkinson commented that the designation was likely due to the existing topography and presence of critical areas, which would help moderate any potential development. Commissioner Neal suggested rezoning the whole area as R-3, including the portion removed by the staff modification. Vice-Chair Wamback motioned for approval of a modified proposal to zone the entire area as R-3. Commissioner Neal seconded. The motion was approved unanimously.

For the area from the north of TCC to 6th Avenue, Mr. Atkinson reviewed the proposal for an area-wide rezone and future land use map amendment. Chair Beale noted that the area was between two mixed use centers and asked why an R-5 zoning was not being considered. Mr. Atkinson responded that they wanted residential towers to be concentrated in Downtown, which was the focal point for that level of growth. Vice-Chair Wamback asked if the upzone would affect the ability of Tacoma Public Schools to reuse Hunt Middle School. Mr. Atkinson responded that it would not. Vice-Chair Wamback suggested that in the Findings of Fact they address additional cleanup needed along the commercial area and that the whole area should be investigated for whether a higher zoning might be appropriate. Mr. Atkinson recommended also including a statement about prioritizing street improvements and connectivity in the area to make it a livable neighborhood. Vice-Chair Wamback motioned for approval of the designations and zoning as recommended in the package with the addition of three points in the Findings of Fact

relating to street connectivity, future study on higher density in the area, and cleanup along the border with 6th Avenue. Commissioner McInnis seconded. The motion was approved unanimously.

For South Alaska and 72nd, Mr. Atkinson reviewed that staff had recommended postponing the rezone at the intersection for further evaluation and proceeding with the minor cleanups of the two split parcels. Chair Beale commented that the proposal to rezone the parcels from C-1 to C-2 needed to be clarified in the Findings of Fact. Chair Beale asked what options would be available to the City Council to prevent a site specific rezone. Mr. Atkinson responded that he wasn't aware of any, but that significant acquisitions would still need to take place before the property at the intersection was consolidated. Chair Beale asked if it would be an option for the Planning Commission to recommend that the City Council change the area to low density residential as a temporary measure while they restudy it to prevent a site specific rezone. Mr. Boudet noted that the area has been designated for high intensity use some time and a site specific rezone could have happened at any point in the last 20 years. He added that there would still need to be discussion should someone propose a site specific rezone and staff would communicate the issues and concerns raised by the Commission. Discussion ensued. Chair Beale asked if language could be added to the Comprehensive Plan to protect the area while they continue to study it. Mr. Boudet suggested that they could make a broader statement, possibly in the Process Chapter of the Comprehensive Plan, that they should not consider site rezones in areas with ongoing area-wide discussions. Commissioners concurred with adding the language to the Comprehensive Plan. Vice-Chair Wamback motioned to postpone action on the South Alaska and 72nd Street area-wide rezone, except to clean up the two changes of C-1 to C-2 as recommended by staff, to correct the language in Findings of Fact to reflect this, to amend the Comprehensive Plan with language calling for a go slow approach for individual parcel rezones while an area is under consideration for an area-wide rezone, and to identify the entire area as meriting further more detailed evaluation as a future area-wide rezone. Chair Beale seconded. The motion was approved unanimously.

For the South Tacoma area, Mr. Atkinson reviewed that the proposal was a cleanup to address a number of split parcels for the South Tacoma industrial uses and to consolidate the zoning for the STAR and SERA site. Vice-Chair Wamback requested that the Findings of Fact for the rezone be structured similarly as the other rezones in the amendment package. Commissioner Winship moved for approval as presented. Vice-Chair Wamback seconded. The motion was approved unanimously.

For the Cheney area, Mr. Atkinson reviewed that there had been widespread neighborhood concern about the proposed rezone from R-2 to C-2. He reported that the staff recommendation was to postpone the area-wide rezone, to strongly encourage the different agencies that own and manage the property to work together for a long term plan, and to explore a more broadly applicable institutional zoning or overlay. Vice-Chair Wamback motioned to recommend postponing the rezone, the initiation of work on a master plan, and investigation of an institutional zoning or overlay as recommended by staff. Commissioner Winship seconded. The motion was approved.

Vice-Chair Wamback motioned that the Planning Commission approve the 2016 Annual Amendment as amended and recommend approval by the City Council. Commissioner McInnis seconded. The motion was approved unanimously.

2. Public Hearing – Capital Facilities Program 2017-2022

At 5:02 p.m., Chair Beale called the public hearing to order and reviewed the procedures, noting that written comments would be accepted through June 17, 2016.

Mr. Atkinson discussed the background of the Capital Facilities Program (CFP) and the role of Planning and Development Services in the process. He reviewed that the CFP was required by the Growth Management Act and was an element of the Comprehensive Plan that identified the project funding needs in a six year time frame. He reviewed that over the last year they had been making meaningful improvements to the CFP process and the document itself. He reviewed that the amendments were proposed in compliance with the Growth Management Act and TMC 13.02. He reported that the notification regarding the public hearing had included advertisements, news releases, email, and hard copy notifications to community groups and agencies. The CFP Roles for staff, the Planning Commission, the City Manager, and the City Council were reviewed.

Christina Watts, Office of Management and Budget, discussed the public hearing materials, noting that the majority of the materials were the list of projects proposed for inclusion. Staff had also provided examples of proposed changes to the CFP document including the table of contents, the reader's guide, the new proposed projects, the future projects list, and an example project section introduction.

The list of projects was discussed. Ms. Watts noted that 68 new projects were proposed for inclusion in the CFP and that several of those projects had secured funding. The next section of the public review document included the list of all 161 projects proposed for inclusion in the 2017-2022 CFP. The projects on the list had been ranked into three prioritization tiers based on how project managers rated their alignment with the prioritization criteria. Ms. Watts reviewed that 35 projects were ranked Tier 1, of which 21 were at least partially funded. 38 projects were ranked Tier 2 with 21 at least partially funded. 63 projects were ranked Tier 3, which would be the lowest prioritization for funding. The next steps for the overall CFP process were reviewed.

Chair Beale called for testimony. The following citizens testified:

(1) **Keith Davidson:**

Mr. Davidson reported that he was a licensed professional engineer in both electrical and mechanical which included heating, ventilation, and air conditioning. He noted that he was one of the design engineers for the heating and cooling systems of the Tacoma Dome. He commented that they needed to put some money into the Tacoma Dome right now, noting that the Dome was starting to lose its sparkle and was not as attractive to potential renters as it used to be. He expressed concern that the heating, ventilation, and air conditioning equipment from 1982 was beyond its rated lifespan and that some of it needed to be replaced. He commented that though the City is not flush with money they should not let the Tacoma Dome crumble.

(2) **Robert Hill:**

Mr. Hill recommended that they sell Cheney Stadium after appraising its current value. He recommended selling the Tacoma Dome or conducting a site study to consider demolishing it and possibly replacing it with condos. He recommended that they implement monthly paid parking at the Pierce Transit garage. He recommended that they develop a plan for Tacoma Public Utilities to buy emergency batteries in case of transmission network overload. Mr. Hill suggested installing call boxes that are just for emergency calls and that they clean the Tacoma Municipal Building.

(3) **Randolph Hedgebeth:**

Mr. Hedgebeth reported that he was a registered architect and had done the architectural work for the Harmon Building. He noted that he was focused on energy efficiency and had worked on the Passages building at 708 Broadway where he upgraded the thermal operation of the building significantly during the remodeling process. He commented on the Tacoma Dome having influenced his design direction for sustainable energy efficiency and healthy environments. He commented that the Dome was a marvel of energy conservation compared even to buildings being constructed today. He commented that it was a significant structure that represents the core values of the City and that it should be taken care of.

Seeing no one else coming forward, Chair Beale closed the public hearing at 5:28 p.m. and recessed the meeting. The meeting resumed at 5:37 p.m. to continue the discussion of the 2016 Annual Amendment.

3. Capital Facilities Program 2017-2022

Lihuang Wung, Planning Services Division, facilitated a discussion to review the public comments received to date and consider potential modifications to the proposal. Due to schedule considerations they would be seeking Commission recommendations at the next meeting. Mr. Wung highlighted some points for the Planning Commission to consider incorporating into the Findings of Fact and Recommendations report including that the CFP was consistent with the Comprehensive Plan; that they recognized the great improvements that staff had made to the CFP process; that projects were being selected and evaluated against criteria that had been adopted into the Comprehensive Plan in the previous year, though there were areas that could be improved; that they recognized the need to prioritize and budget for projects that would complete a network or facility before funding new ones; and that the

proposed CFP document had a number of projects that support the 20-minute neighborhoods concept and the Centers and Corridors concept.

Commissioners provided the following comments and questions:

- Commissioner McInnis asked if concerns expressed about the Tacoma Dome were specific to the HVAC system. Mr. Wung responded that emailed comments had included additional recommendations to improve the facility so that it would continue to be a competitive venue for regional and national events.
- Commissioner McInnis asked if they could request that the Prairie Line Trail be moved to Tier 1. Mr. Atkinson responded that they could highlight it for budget consideration but that they didn't want to give it consideration that had not been given to other projects.
- Chair Beale recommended adding a statement in the Findings of Fact that Urban Forestry is lacking from a capital investment standpoint. He commented that it seemed inconsistent to state in the Comprehensive Plan that plans and investment should include trees, while lacking that infrastructure as part of Capital Facility planning.
- Commissioner Santhuff recommended that staff review projects that did not have complete criteria so that they could be more fairly ranked. He reviewed that he had also recommended identification of projects that were closely linked and should move forward together to be more efficient.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Mr. Wung provided the following updates:

- The Infrastructure, Planning, and Sustainability, Committee had decided to broaden the candidate pool for the "Architecture, Historic Preservation and/or Urban Design" position with results now anticipated in late July or early August.
- At the next meeting the Tacoma Mall Subarea Plan might not be ready but they plan to prepare the Commission's Annual Report, which covers the past 12 months and includes the 12 – 18 month work program.

Mr. Boudet provided the following updates:

- Enforcement on existing illegally operating marijuana storefronts would begin shortly after July 1st.
- At the recent study session the City Manager recognized the need for a community conversation about the vision for the tide flats area and the appropriate regulations. The City Manager also began to discuss what the process might look like for a partnership between the City and the Port.
- Mr. Boudet expressed his appreciation for the work of the Commission on the Annual Amendment process.

F. ADJOURNMENT

At 7:28 p.m., the meeting of the Planning Commission was concluded.