

Tacoma Permit Advisory Task Force
Virtual meeting
Meeting #25 – June 10, 2021, 10:30am

Task Force Members in attendance: Layne Alfonso; Jim Collins; Jim Dugan; Ben Ferguson; Jessica Gamble; Jason Gauthier; Justin Goroch; Joshua Jorgensen; Evan Mann; Mandy McGill; Claude Remy; John Wolters.

Excused: Chuck Sundsmo; Michael R. Fast

Absent: Clinton Brink; Lacey Hatch

10:33 AM: Welcome

10:36 AM: New items of interest

Staff reported updates on the City of Tacoma's Home In Tacoma project.

10:38 AM: Approval of May 2021 meeting minutes

Ben Ferguson moved to approve, Layne Alfonso seconded, motion passed unanimously.

10:40 AM: Approval of Impact Fee memo

Jim Dugan provided an overview of the draft memo up for consideration, and staff shared proposed edits received prior to the meeting. Mandy McGill motioned to approve, Justin Goroch seconded.

The Task Force further discussed the memo. There was discussion about whether or not clarification was needed about any of the items in the memo. Members also discussed whether the memo should request answers to the questions asked in it, or recommend the City stop working on the project and therefore not answer the questions. Some Task Force members expressed wanting the City to continue into Phase 3 to pursue information gathering in order to answer the concerns the Task Force raised. Other Task Force members said that they did not believe the City would answer or respond to the concerns. They thought that before the City moved on to phase 3 of the project they should first respond to the concerns raised in phase 2 to show that they are truly committed to the outreach and feedback received from the Task Force and others. Task Force members requested a response to their memo from staff when the memo is finalized.

Jim Dugan said that based on the conversation and feedback he would make some edits to the proposed memo and have staff send it out after the meeting with a virtual poll for a formal vote [Impact Fee Memo – Final]. The results of the poll will be included in these meeting minutes.

The vote occurred electronically between Jun 18, 2021 and July 2, 2021. 10 votes to approve, 1 vote not to approve. Motion passed.

11:14 AM: Off-site improvement presentation

Chris Johnson presented on off-site improvements [PowerPoint 1]. At the end of the presentation he asked four questions to the Task Force:

- If you could fix one thing with off-site improvements, what would it be and what would it look like?
- What outside jurisdiction off-site determination processes do you prefer that may be good models for us to look at?

- What ideas should the City consider to increase off-site improvements in historically underserved areas?
- For those who have used the escalation process, would you recommend using the escalation process to someone else?

11:38 AM: Discussion

Evan Mann shared concerns that the City may not be getting projects due to off-site costs. He said there is an opportunity to coordinate this effort (think Home In Tacoma) to figure out what is necessary.

Justin Goroch: Suggested the Task Force do a deep dive to uncover the biggest pain points they've encountered and what specific off-site improvements the Task Force wants to tackle. Emphasized considering policy recommendations in addition to technical fixes. He commented on how not having hard and fast standards can cause confusion and delay. This isn't necessarily a bad thing, if you can get the right people to the table as early as possible and find solutions.

Mandy McGill: Mandy brought up the Tacoma 2025 strategic goals set by the City Council and asked whether predictability is the right lens to view this through, or whether we need to be talking about policy so we can meet those goals of livability and equity.

John Wolters: Asked if the City look at other Cities on how to manage this process? [Staff clarified yes]. He asked if there is there a way to take responsibility away from private developers, sidewalk curb streets, as you're walking around the City, possibly to take away from private developers, instead a fee in lieu or something like that. He also suggested looking at Runstad Center for Real Estate Studies' study from New Zealand.

Ben Ferguson: Suggested one area to look at is if the City could adopt IEBC model where something is existing it doesn't have to get to perfect it needs to get to better and acceptable, "safe and adequate". Sometimes when I'm dealing with off-site or traffic people, the attitude of staff in those meetings is "you're going to jump through my hoops" – he wanted to see the culture to be more like the PDS department. The escalation process works, but it takes too long.

11:59 AM: Final comments

Jim Dugan reiterated the points raised at the meeting. He asked staff to re-send out the four questions highlighted in the off-site presentation. He asked Task Force members email their thoughts on the answers to Lynda so they can be consolidated for future discussion.

12:00 PM: Adjourned