

**Members**

Jeremy C. Doty, Chair  
Donald Erickson, Vice-Chair  
Chris Beale  
Sean Gaffney  
Tina Lee  
Ian Morrison  
Matthew Nutsch  
Erle Thompson  
Scott Winship



# Minutes

## Tacoma Planning Commission

**Community and Economic Development Department**

Ryan Petty, Director  
Peter Huffman, Assistant Director  
Charles Solverson, P.E., Building Official

**Public Works and Utilities Representatives**

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

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**(Approved as Amended on 1-4-12)**

MEETING: Regular Meeting and Public Hearing

TIME: Wednesday, December 7, 2011, 4:00 p.m.

PLACE: Council Chambers, Tacoma Municipal Building  
747 Market Street, Tacoma, WA 98402

Members Present: Jeremy Doty (Chair), Donald Erickson (Vice-Chair), Sean Gaffney, Ian Morrison, Matthew Nutsch, Erle Thompson, Scott Winship

Members Excused: Chris Beale, Tina Lee

Staff Present: Elliott Barnett, Brian Boudet, Cheri Gibbons, Charla Heutinck, Jana Magoon, Lucas Shadduck, Lisa Spadoni, Lihuang Wung, Tony Vasquez (CED); Ramie Pierce, Lorna Mauren, Mike Carey, Josh Diekmann (Public Works)

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*(At 5:02 p.m., the Commission tabled the discussion of this item and considered the public hearing item on the agenda that was scheduled to begin at approximately 5:00 p.m.)*

### **PUBLIC HEARING**

#### **1. Large Scale Retail Moratorium**

At 5:03 p.m., Chair Doty called to order the public hearing on the proposed code revisions concerning large scale retail establishments. Commissioner Morrison recused himself from the discussion due to his employer's business relationship with Walmart.

Brian Boudet, Long-Range Planning, reviewed the proposed code amendments developed in response to the City Council's directives pursuant to Substitute Ordinance No. 28027, which was adopted on November 1, 2011. The proposed changes would establish a Conditional Use



Permit (CUP) requirement for retail uses larger than 45,000 square feet in the commercial and mixed-use districts and larger than 65,000 square feet in the industrial districts. In order to allow adequate community input before a large scale retail project could proceed, the proposed CUP process would include requirements for public notice, a public hearing before the Hearing Examiner, and a pre-application community meeting. Mr. Boudet also stated that notification for this public hearing has been widely distributed and that due to the time constraints on the project the comment period for submitting written comments will be through Friday, December 9, 2011.

Chair Doty called for oral testimony. The following comments were received:

**(1) Nat Franklin** (a real estate owner) – For any existing single building with multiple tenant spaces, the CUP should be exempt for consolidating the tenant spaces into a single retail use that would exceed the current proposed square-footage threshold. Mr. Franklin noted a potential project of consolidating K-Mart and Big Lots at 72<sup>nd</sup> and Portland Avenue, where the property owner would not be increasing the footprint of the existing building, only changing functional layout of the space within the building. If this scenario is not excluded from the CUP requirement, it may be harder to fill vacant retail spaces and/or a property owner may opt to allow a building to remain vacant rather than apply for a CUP.

In response to Mr. Franklin's comments, Chair Doty asked staff to provide clarification on the proposed amendments. Mr. Boudet explained the intent of the currently drafted regulatory requirements and how they would be carried out. He also noted that the purpose of engaging community input in the CUP process is to ensure large scale retail projects are developed consistent with the Comprehensive Plan and the community's vision. The Commission noted that more discussion would be needed for this particular issue regarding enlargement versus multiple use.

Chair Doty concluded the public hearing at 5:17 p.m.