



MINUTES (approved on 4-17-13)

Time: Wednesday, April 3, 2013, 4:00 p.m.

Location: Room 16, Tacoma Municipal Building North

Present: Donald Erickson (Chair), Tina Lee (Vice-Chair), Benjamin Fields, Sean Gaffney, Mark Lawlis, Scott Winship

Excused: Theresa Dusek, Matthew Nutsch, Erle Thompson

CALL TO ORDER

Chair Erickson called the meeting to order at 4:00 p.m. and declared a quorum present.

APPROVAL OF MINUTES

The minutes of March 20, 2013 meeting and public hearing were approved as submitted.

DISCUSSION ITEMS

1. Development and Permitting Activity Reports for 2012

Sue Coffman and Jana Magoon, Development Services Division, provided information on land use permit and building permit activity for 2012, focusing on the second half of the year. They also highlighted major development projects (projects over \$500,000) and projects occurring in Mixed-Use Centers.

2. Open Space Current Use Assessment (OSCUA)

Commissioner Gaffney disclosed that he is responsible for managing Pierce County's OSCUA Program and recused himself from the discussion and decision-making on this matter.

Dustin Lawrence, Planning Services Division, provided background information about the OSCUA, including the goals, the legislative requirements and guidelines, the administrative process, and the rating system used for determining the amount of reduced tax assessment. Mr. Lawrence then presented the staff analysis on an OSCUA application for Sands' property at 615 S. 82nd Street, and recommended that 20 points be awarded consistent with County's public benefit point system, which would result in 80% tax reduction. The Commission concurred, and voted unanimously to set May 1, 2013 as the date for a public hearing to receive public comments.

COMMUNICATION ITEMS AND OTHER BUSINESS

- (a) The Commission acknowledged receipt of a copy of the March 7, 2013 presentation by the Urban Land Institute (ULI) delegation concerning the recommended development strategy for the MLK Corridor. Brian Boudet, Planning Services Division Manager, talked about the significance of the ULI delegation's visit in Tacoma and the next steps for following up on their recommendations.
- (b) The Commission acknowledged receipt of a copy of the Notice of Availability of the *Draft South Downtown Subarea Plan and Environmental Impact Statement*. Lihuang Wung encouraged the Commissioners to participate in the public hearing scheduled for April 25, 2013.

- (c) Mr. Wung provided a summary of public comments on the 2013 Annual Amendment received at the Commission's public hearing on March 20 and during the comment period through March 29. He distributed copies of written comments received; the Commission provided an additional letter that had been addressed to the Commission but not copied to staff. Mr. Wung indicated that at the next meeting on April 17, the Commission will discuss key issues indentified from the public comments and staff's responses, consider potential modifications to the 2013 Annual Amendment package, and deliberate its recommendations to the City Council.

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.