



**MINUTES** (Approved 5-21-14)

**TIME:** Wednesday, May 7, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Sean Gaffney (Chair), Chris Beale, Donald Erickson, Alexandria Teague, Erle Thompson,  
Stephen Wamback  
**ABSENT:** Scott Winship (Vice-Chair), Benjamin Fields, Tina Lee

**A. CALL TO ORDER**

Chair Gaffney called the meeting to order at 4:01 p.m.

**B. QUORUM CALL**

A quorum was declared.

**C. APPROVAL OF MINUTES**

The minutes of the regular meeting on April 16, 2014 were approved as submitted.

**D. DISCUSSION ITEMS**

**1. 2014 Annual Amendment**

Staff members from the Planning Services Division facilitated the Planning Commission's completion of the review of the public comments received at and after the public hearing on March 19, 2014. The Commission's review, and consideration for modifications to the proposed amendments, focused on the following applications: Point Ruston Mixed-Use Center (#2014-01), Open Space Element (#2014-08), Sustainability Code (#2014-09), and Landscaping Code (#2014-10).

Concerning the Open Space Element, the Commission suggested incorporating "topping is not allowed" in Policy OS-LF-12 and adding information relating to "primary responsible agencies" to the open space inventory.

Concerning the Sustainability Code, the Commission had requested at the last meeting on April 16, 2014 for additional information on possible implications of requiring conduit for a multifamily development. In response, staff presented two alternatives – "With Multifamily" and "No Multifamily". Discussion ensued. The Commission favored the "No Multifamily" alternative over the other one, and requested that the tone of the intent statement be modified to be more encouraging, that it be clarified that "Table 1" pertains to "minimum" requirements, and that the requirements in "Table 1" for "Office" and "Institutional" be made consistent. The Commission also suggested adding a statement to the Letter of Recommendation to encourage the City Council to explore and evaluate potential incentives to expand the electric vehicle market and to help the City achieve its greenhouse gas reduction targets.

Stephen Atkinson also brought up an item carried over from the 2013 Annual Amendment, i.e., Application #2013-05 Shoreline Related Elements, which would rescind the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carry forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update

of the Public Access Alternatives Plan. Mr. Atkinson explained that this application was forwarded to the Council but was held over pending the adoption of the Shoreline Master Program (SMP). Now that the SMP has been adopted (end of 2013), staff suggests carrying this application over and adding it to the 2014 Annual Amendment recommendation package. The Commission concurred.

Lihuang Wung presented the Draft Findings of Fact and Recommendations Report and the Draft Letter of Recommendation, as included in the agenda packet, for the Commission's consideration for approval. He indicated that the documents will be amended to reflect the Commission's directions and suggestions made at this meeting. Brian Boudet added that an additional statement will be added to the letter to recommend the Council consider allocating resources to the enforcement and implementation of the landscaping code.

A motion was made and seconded to approve the report and the letter, as amended. Commissioner Beale expressed a concern over the achievability of the "30% citywide tree canopy coverage by 2030" as stated in the report. Discussion ensued, and it was suggested that the motion be amended by deleting the statement from the report, making the report more consistent with what is stated in the letter. The motion was so amended with a unanimous vote. Commissioner Thompson commented that the proposed setback requirements and building height limitation pertaining to pipestem lots are heading in the wrong direction. No action was proposed henceforth. The motion, as amended, was approved unanimously.

## **2. STAR Communities**

Kristin Lynette, Office of Environmental Policy and Sustainability, provided an overview of "Sustainability Tools for Assessing and Rating (STAR) Communities", the first national community livability and sustainability rating system. Tacoma was the first of 30 pilot communities to submit and receive certified STAR community rating, receiving 4 out of 5 stars. Ms. Lynett also presented how the City plans to use the assessment for future policy and program implementation. The Commission suggested sharing the information with the Neighborhood Councils and community groups and engaging them in the program implementation.

## **E. COMMUNICATION ITEMS**

Mr. Wung provided the following information:

- (a) Agenda for the Infrastructure, Planning and Sustainability Committee meeting, May 14, 2014;
- (b) Agenda for the Planning Commission meeting, May 21, 2014; and
- (c) That May is the "Historic Preservation Month" and the "Bike Month" and the Commissioners are encouraged to participate in associated events and activities.

Mr. Boudet reported that the City Council is scheduled on May 13, 2014 to adopt the Draft Hilltop Subarea Plan as a new element of the Comprehensive Plan.

Mr. Boudet informed the Commission that the City has received a \$250,000 grant from the "National Estuary Program: Watershed Protection & Restoration" for the development of the Tacoma Mall Subarea Plan, which is scheduled to begin in summer of 2014.

## **F. ADJOURNMENT**

The meeting was adjourned at 5:47 p.m.