



**MINUTES** (Approved on 9-16-15)

**TIME:** Wednesday, September 2, 2015, 4:00 p.m.  
**PLACE:** Asia Pacific Cultural Center – Auditorium  
4851 South Tacoma Way, Tacoma, WA 98409  
**PRESENT:** Chris Beale (Chair), Donald Erickson, Anna Petersen, Brett Santhuff, Dorian Waller,  
Scott Winship  
**ABSENT (Excused):** Stephen Wamback (Vice-Chair), Meredith Neal

**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**

The agenda was approved.

**C. APPROVAL OF MINUTES**

The minutes of the regular meeting and public hearing on August 19, 2015 were reviewed and approved as submitted.

**D. DISCUSSION ITEMS**

**1. 2015 Annual Amendment to Comprehensive Plan and Land Use Regulatory Code**

Lihuang Wung, Planning Services Division, reported that 53 people had testified at the public hearing on August 19, 2015 and over 170 written comments had been received to date. He noted that staff will compile all the comments and prepare responses to comments for the Commission to review, beginning at the next meeting on September 16<sup>th</sup>, while at the current meeting, Commissioners would review major issues and concerns reflected in the public comment.

Brian Boudet, Planning Services Division Manager, reviewed comments related to the Comprehensive Plan and Mixed-Use Centers (MUCs). He reported that there had been significant testimony expressing concern on the 65-foot height allowance in the Proctor Mixed-Use Center and requests for a moratorium on development over 45 feet. What action the Commission could take on the issue was discussed. Commissioners suggested that additional information and opportunities for testimony would be needed before any recommendations could be considered. The Commission concurred that a letter should be sent to the City Council to inform them of the concerns expressed on the Proctor height allowance.

Continuing through a review of comments related to the Comprehensive Plan and MUCs, Mr. Boudet noted general support for the MUC concept; continuing focus on downtown; and requests from the Commission for addition information about impact fees and the system completeness concept in the Transportation Master Plan.

Comments relating to regulations for infill development and housing affordability were discussed. Mr. Boudet noted a good deal of concern expressed on infill proposals; mixed responses for Detached Accessory Dwelling Units; some support for smaller lots; and support for design standards. For infill within Historic Districts, Mr. Boudet reported that concerns had included what impact infill could have on character; concerns about conversion of existing homes; concerns about lot sizes and yards; and concerns that the proposals would be working against past historic preservation successes.

Affordable housing incentives and upzones were discussed. Mr. Boudet noted that not many comments had been received, thought they were anticipating comments from the Affordable Housing Policy Advisory Group. Comments received from the Commission included questions on the fee in lieu program for the affordable housing component and design guidelines for the pilot infill program.

Mr. Wung discussed the proposed Narrowmoor Conservation district. He noted that the majority of comments received were in support of the proposal for reasons such as preserving neighborhood character and reinforcing the covenants. He noted the comments against the proposal included concerns that requirements for property owners were excessive and comments that the covenants were adequate.

The cleanup of Land Use regulatory code was discussed. Mr. Wung noted that suggestions had included tying the code provisions on dead end and cul-de-sac regulations to the six year Transportation Improvement Plan; a suggestion for a fee in lieu program; and a suggestion that the sunset clause for Conditional Use Permits be evaluated on a case by case basis.

## **2. Tacoma Mall Neighborhood Subarea Plan – Tour**

Elliott Barnett, Planning Services Division, provided a briefing prior to the tour. He reviewed the tour schedule and commented that the purpose was to familiarize the Commission with the Tacoma Mall neighborhood. He reviewed the input received from public outreach including comments that the neighborhood has a good location and lots of services, though some services, such as parks and grocery stores, are lacking. He noted concerns including crime and safety, lack of open space, lack of schools, and how change would affect the current residents. Mr. Barnett suggested that while on the tour, participants should consider some of the key issues discussed at the Community Meeting – what are the assets and issues of the neighborhood as it is today, what does the area need to accommodate growth successfully, and where is the neighborhood's center or centers?

The Commission recessed the meeting at 5:01 p.m., and reconvened at 5:15 p.m. for the tour. Tour participants included 6 Commissioners, 4 staff, and 5 interested citizens.

The tour began at the Asia Pacific Cultural Center, included bus and walking segments, covered the routes and stops as identified in the tour plan that had been included in the agenda packet, and concluded back to the Asia Pacific Cultural Center at approximately 6:40 p.m.

## **E. Communication Items & Other Business**

Mr. Wung updated the Commission on the following items:

- (1) The Planning Commission's Billboards Task Force would be meeting on September 8 and 10.
- (2) The recruitment process for the vacant "Development Community" position would be starting soon.

## **F. ADJOURNMENT:**

At 6:40 p.m., the meeting of the Planning Commission was concluded.