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**MINUTES** (Approved on 1-16-19)

**TIME:** Wednesday, December 19, 2018, 5:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North, 733 Market Street  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Jeff McInnis, Brett Santhuff, Andrew Strobel  
**ABSENT:** Dorian Waller

**A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:04 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved.

**C. PUBLIC COMMENTS**

None.

**D. DISCUSSION ITEMS**

**1. JBLM Airport Compatibility Overlay District**

The Planning Commission had conducted a public hearing on November 7, 2018, concerning the proposed Airport Compatibility Overlay District (ACOD) that corresponded with the designation of JBLM's Accident Potential Zone II (APZ-II) in South Tacoma and the recommendations of the JBLM's Joint Land Use Study (JLUS) and the U.S. Air Force's Air Installations Compatible Use Zones Program (AICUZ).

Larry Harala, Planning Services Division, reviewed key themes of public comments received during the public hearing process and facilitated the Commission's consideration for potential revisions to the proposed ACOD. He indicated that there was a lot of public support for the proposal, but also concerns, such as negative impacts on the property values, land use and development, insurance, and quality of life. He presented some staff's recommended policy options for the Commission's consideration that were in response to public comments and consistent with the intents of JLUS and AICUZ. Such options included: allowing single-family subdivisions; allowing Accessory Dwelling Units (ADUs); allowing small-scale, neighborhood commercial uses; replacing the Floor Area Ratio (FAR) maximums with square footage maximums; allowing variance or conditional use permit process for development of restricted uses; modifying restrictions on wireless facilities and overhead utility facilities; clarifying review process for expansions of accessory uses; and clarifying and streamlining the development standards as currently proposed in ACOD.

Discussion ensued. The Commission expressed general concurrence with staff's recommended options for revising the proposal and acknowledged that Mr. Harala would prepare a draft final ACOD proposal for the Commission's consideration for approval at the next meeting on January 16, 2019.

## **2. Future Land Use Map Implementation – Potential Rezones**

Stephen Atkinson, Planning Services Division, indicated that on September 19, 2018, the Commission reviewed issues associated with the development of preliminary Future Land Use Map (FLUM) and Zoning Map amendments. Two further issues had emerged since then, relating to Transitional Zoning Districts and Tribal Trust Properties.

Mr. Atkinson reviewed the definition, intent and issues associated with the transitional districts. He proposed two options: (1) rezoning to R-4L Low Density Multifamily, or (2) re-designating to Neighborhood Commercial. Discussion ensued. The consensus of the Commission was for staff to start with option 2 and develop preliminary FLUM amendments for the Commission's review in February 2019.

Mr. Atkinson reviewed Tribal Trust properties that are within the scope of the potential rezones but not subject to City of Tacoma zoning and land use regulations. He indicated that staff's recommended approach to addressing this issue was to identify these properties and continue to consult with the Puyallup Tribe to identify the most appropriate way of recognizing Tribal jurisdiction within the Comprehensive Plan and the FLUM. The Commission expressed general concurrence, but provided some precautions, including: (a) Trust properties owned by individuals (not owned by the tribal government) may be sold and if sold to a non-tribal member would fall out of trust and need to be zoned accordingly; (b) It is not clear if the Commission has the right to have this discussion that may be considered an infringement on tribal sovereignty; and (c) The nature of land use on the Puyallup Reservation is a troubling checker-boarded leveling of jurisdiction, where there are instances that the city may want to protect itself.

## **3. Planning Commission Year-End Review**

Brian Boudet, Planning Division Manager, highlighted major projects accomplished by the Planning Commission and the planning team during 2018 and reviewed some of the upcoming projects to look forward to in 2019. He noted those commissioners who were newly appointed or re-appointed this year. He noted the new staff members on the planning team as well. He also mentioned that Tacoma will be the destination for the American Planning Association (APA) Washington Chapter's Annual Conference in 2019. Mr. Boudet expressed his appreciation to the Commission and the planning team for the quality of work and dedication, putting us at a high caliber level that's recognized by the City Council. Commissioners praised staff for their amazing work and service.

## **E. COMMUNICATION ITEMS**

The Commission acknowledged receipt of information as included in the agenda.

## **F. ADJOURNMENT**

The meeting adjourned at 7:22 p.m.

***\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

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