



MINUTES (Approved on 1-16-19)

TIME: Wednesday, December 5, 2018, 5:00 p.m.
PLACE: Council Chambers, Tacoma Municipal Building, 747 Market Street
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Brett Santhuff, Dorian Waller
ABSENT: Jeff McInnis, Andrew Strobel

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the meeting to order at 5:08 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved. The minutes for October 17, 2018 and November 7, 2018 were approved as submitted.

C. PUBLIC COMMENTS

The following citizens provided comments:

- Bruce Arneklev – Mr. Arneklev addressed the need for affordable housing. His son was hit by a car, became disabled, could not live on his own, and has had to live with him. He wanted houses to be built for more than two people.
- Oneida Arnold – Ms. Arnold, a teacher, noted that gentrification is happening quickly, and families are being priced out of the area which is disrupting students' learning opportunities, and their lives. She asked what programs are there for people to have an affordable, and livable home. She believed that family sized units need to be built, because families cannot fit in studio apartments.

D. DISCUSSION ITEMS

1. Shoreline Master Program Periodic Review

Elliott Barnett, Planning Services Division, and Teresa Vanderburg from ESA Consultant, reviewed the scope of work and background information relating to the Shoreline Master Program (SMP) Periodic Review. The scope of work addressed classifications for erosion and landslide hazard areas, application of mitigation sequencing, geologically hazardous areas vs. geo setback area, submittal requirements for technical studies, and update resources and maps.

(At 5:35 p.m., Chair Wamback suspended the rules and proceeded to conduct the public hearing on the Open Space Current Use Assessment application. At the conclusion of the public hearing procedures at 5:54 p.m., the review of SMP resumed.)

Stephen Atkinson, Planning Services Division, provided additional context about the topic of Salmon Beach, and reviewed these categories: nonconforming overwater residences, geological hazards such as coastal bluffs, state rules and Tacoma's SMP environmental designation, FEMA floodplain restrictions, and Tacoma's current rules on expansions. He also reviewed the preliminary scoping recommendations,

which included amending policies in S-13 shoreline district to recognize this historic community; providing policy support for continuation of the community; considering 25-foot height allowance with mitigation for habitat and safety, such as up and out away from the hillside; and exploring options for limited flexibility consistent with state rules.

Commissioners provided feedback and comments, indicating that the current plan works well and should stay in place; the flexibility in measuring height based on the flood elevation should be maintained; be mindful of the potential impacts to the height of the platforms of many properties on Salmon Beach; take into account relevant provisions of home ownership associations; and ensure that there is a consistent approach to addressing other communities similar to Salmon Beach, such as the Browns Point or Dash Point that may be incorporated into Tacoma.

Mr. Barnett reviewed additional topics relating to Wapato Lake, Ruston Way, Department of Ecology's Checklist, the legislative changes adopted between 2011 and 2017, the cost threshold for shoreline substantial development and the review process for "non-development" projects (such as vegetation clearing). He indicated that with the Commission's concurrence, staff would proceed with preparing staff's recommendations on the topics presented. Chair Wamback noted that the consensus of the Commission is to go forward.

2. Public Hearing – Open Space Current Use Assessment (811 N. Karl Johan Ave.)

At 5:35 p.m., Chair Wamback called the public hearing to order and reviewed the hearing procedures. Larry Harala, Planning Services Division, reviewed background information and staff's recommendation concerning the subject of the hearing, i.e., the application of the Anderson property at 811 N. Karl Johan Avenue for the Open Space Current Use Assessment.

Chair Wamback called for testimony and the following citizens provided comments:

- Mike Flemming – Mr. Flemming was in agreement with moving the application forward to the City Council for approval. He provided some historic background about how the current owners had acquired the subject property and their intent to preserve the open space.
- Jori Adkins – Ms. Adkins supported the application which would save a lot of hillsides in its native state.

Upon conclusion of the testimony, Mr. Harala summarized three supportive, written comments that had been received. He requested the Commission to consider moving the application forward to the City Council by approving the draft Letter of Recommendation, and the draft Findings of Fact and Recommendations Report as included in the agenda packet. Commissioner Edmonds made a motion to that effect, and Vice-Chair Petersen seconded. The motion passed unanimously. Chair Wamback resumed the review of the Shoreline Master Program at 5:54 p.m.

3. Affordable Housing Action Strategy – Planning Actions

Mr. Barnett reviewed the scope of work for one of the applications of the 2019 Annual Amendment that would amend the Housing Element of the Comprehensive Plan, as part of the planning actions to implement the City's Affordable Housing Action Strategy (AHAS). Daniel Murillo, Housing Manager of the Community and Economic Development Department, provided an overview of the AHAS, including its initiation and goals, the four strategic objectives, and supporting actions.

Commissioners provided feedback and comments, indicating that the current code should be improved to provide more flexibility to address the "missing" middle of the housing stocks; and the data and information provided in the AHAS was extraordinary. Chair Wamback also reflected on the comment he had received from a member of the public concerning the clear and immediate challenge that people are being displaced from their houses today. He commented on the need for preservation and protection actions to provide people a sense of stability.

E. COMMUNICATION ITEMS

The Commission acknowledged receipt of information as included in the agenda. Mr. Atkinson provided the following additional updates:

- The City Council has extended the existing Tideflats Interim Regulations for 6 months.
- The planning process for the proposed Tideflats Subarea Plan is being discussed, negotiated and constructed by participating agencies.
- The 2019-2020 Biennial Budget approved by the City Council on November 20th includes funds for neighborhood planning program and the Pacific Avenue Corridor Plan.
- The Planning Commission may receive an update by Sound Transit in February 2019 concerning the Tacoma Dome Link Extension project which is moving into Level 2 Evaluation of alternative station locations and alignments.
- Staff plans to issue the Planning Manager's Letter to the Community within the next few weeks, reporting on the accomplishments in 2017-2018 and the outlook for 2019.
- Staff plans to conduct five community workshops in February 2019 for the 2019 Annual Amendment.
- Staff proposes setting March 31, 2019 as the deadline for accepting applications for the 2020 Annual Amendment.

F. ADJOURNMENT

The meeting adjourned at 7:05 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:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/