



MINUTES (Approved on 6-20-18)

TIME: Wednesday, June 6, 2018, 5:00 p.m.
PLACE: Council Chambers, 1st floor, 747 Market Street.
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

- Chair Wamback called the special meeting to order at 5:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

- The agenda was approved.
- For the May 16, 2018 minutes, Lihuang Wung handed out a revised version that reflected the correction of a typo on each of pages 4 and 5 and the clarification of language relating to tiny homes on page 6, as suggested by Commissioner Givens prior to the meeting. The minutes were approved as amended.

C. PUBLIC COMMENTS

- None.

D. DISCUSSION ITEMS

1. Planning Commission Work Program

Brian Boudet, Planning Manager, facilitated the Commission's review of the draft 2018-2020 Planning Commission Work Program, which laid out planning projects expected to be undertaken or accomplished in 2018, 2019, and 2020. Mr. Boudet highlighted some of the issues, as follows:

- The Shoreline Master Program Update is a significant issue, due by June 2019.
- The Manitou area annexation is moving forward.
- The Open Space Current Use Assessment is outside of the norm for applications for the Comprehensive Plan annual amendment. This is an opportunity for property owners to receive a reduction in property taxes for maintaining their property in an open space circumstance. This is a joint process between the county and the city, and the Planning Commission is involved because state law mandates that it's processed in the same manner as a Comprehensive Plan amendment.
- Regarding the Accessory Dwelling Units, the expectation is that some study and analysis would be initiated by the end of the year, with the expected completion in 2019.
- Regarding the Pacific Avenue Corridor Plan, Mr. Boudet explained there is a real interest in expanding the scope and capitalizing investment. This will be a considerable partnership between the Council and Pierce Transit and Sound Transit.
- Regarding the Urban Design Program, Mr. Boudet explained that this is another big project, as it's creating an entirely new program and guidelines. The expected completion is towards the end of 2019.

Mr. Boudet closed by indicating that he'd like to have some data about where staff resources will be utilized for the next year. He mentioned that the work program as it stands now is pushing the edge of what is realistic from a staff resource perspective. This is building up to the IPS discussion in July about the annual report, the work program, and hopefully a finalization of the scope of work for the 2019 Amendment.

Commissioner Dorian wondered when the Tideflats Subarea Plan process would begin. Mr. Boudet replied that he anticipated there will be noticeable acts in the next month. Commissioner Givens expressed that within the code it's frustrating to find out what the processes are. Mr. Boudet asked Commissioner Givens if he had an example of another City's code that may be a good example to adhere by. Commissioner Givens responded with the City of Renton and the City of DuPont.

2. Public Scoping Hearing – Applications to Amend the Comprehensive Plan and Land Use Regulatory Code for 2019

Chair Wamback called to order the Public Scoping Hearing and reviewed the public hearing procedures. Stephen Atkinson, Planning Services Division, presented a brief overview of the subject of the public hearing, i.e., the scope of work for the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 ("2019 Amendment"). Mr. Atkinson reviewed the seven primary applications contained in the 2019 Amendment, as follows:

- (1) Future Land Use Map Implementation and Area-wide Rezone – This is a city-wide review, focused on areas where there are current disagreements between the Comprehensive Plan and the zoning code. The purpose of this project is to reconcile the differences in the plan and the implementing zonings.
- (2) Commercial Zoning Update – This pertains to the general neighborhood commercial zoning districts where there has not been a comprehensive review for some time. The intent is to promote more context sensitive designs within the city, to show that not all C-2 areas in the city are the same, and to promote more walkability and pedestrian friendly transit designs.
- (3) Shoreline Master Program (SMP) Periodic Review - Primary focus of this state-mandated periodic review is not to completely revamp, but to make sure the SMP is kept up to date and still consistent any changes in state law. If there are any changes in local circumstances, that would potentially lead to any reconsideration of any policies or development regulations in the SMP.
- (4) JBLM Accident Potential Zone Overlay – There is a portion of the City of Tacoma that is located in the "Accident Potential Zone", where there is a potential for accidents resulting from the airbase. There are recommendations from the Joint Land Use Study pertaining to land use changes that would promote greater compatibility in this area.
- (5) Open Space Corridors Phase II, Geohazards – Mr. Atkinson noted as part of the 2017 amendment, staff looked more predominantly at the issues around the fish and wildlife conservation areas. Hazards and geo-setbacks will be looked at. He noted that there will be a review conducted to ensure new development is being done in accordance with best practices.
- (6) Historic Preservation Code Improvements – This is a city wide initiative focused on three issues: updating standards on demolition review, improving the landmark designation process, and improving the historic conditional use permit process.
- (7) Minor Amendments – This is a process that attempts to identify and address code inconsistencies, outdated references, or errors.

Mr. Atkinson also reviewed the notification efforts for the public scoping hearing, including the mail-out of approximately 38,000 public notices, and an online app that allows people to provide comments about specific locations on an interactive map. He concluded with the next steps that on June 20th, the Commission will review the 2018-2020 Work Program and the 2019 Amendment scope of work, and make a recommendation to the Infrastructure, Planning and Sustainability Committee, and that in July and August, staff will move forward with a more rigorous community engagement and technical review of the applications.

Chair Wamback called for testimony, and the following citizens testified:

- (1) Russell Rodgers – Mr. Rodgers referred to the northwest corner of 72nd and Alaska street where the plan showed that there is contemplation about having this area be rezoned to C-1. He expressed that he would be supporting the C-2 zoning. He expressed that this general area already has C-2 zoning, such as the Tacoma Place shopping center, and areas from the south to the southwest developed as C-2. There is also a market for developers who would like to invest. He commented this area would make a great mixed-use zoning area. Mr. Rodgers rents out two houses in that area, and he commented it's not a great residential area due to crime. If that area were rezoned, it could help with those problems. He would like to add that he believes the first 3-4 houses going north on Alaska Street would be a great C-2 zoning area.
- (2) Bea Christophersen – Ms. Christophersen expressed that she is on the board for North End Neighborhood Council. While she is not here representing her council, she would like to talk about a discussion that occurred during one of her meetings. She talked about a woman who comes to every one of her meetings, and the lady asked her why Proctor 28 had been granted two extra stories in exchange for providing parking for their tenants, but only if the tenants paid extra for their parking, as parking is not included in rent. She commented that about 50% of tenants aren't paying to park in the building. She states that other citizens commented that these tenants are parking over night at a school parking lot and in front of neighbor's houses. In the evening they take up a lot of space in front of Knapp's which is right across the street. Another comment she heard was that most of the small businesses there are suffering because of traffic issues and lack of parking. Ms. Christophersen mentioned that people are now avoiding driving down Proctor Street near the Metropolitan Market due to traffic, and as a result, are driving fast through the residential streets. Ms. Christophersen added that she's thinking of safety, and businesses. She gave the example of the angled parking on Proctor that she does not use due to safety reasons. She avoids Proctor and drives on the road next to the Middle School instead. She concluded that she doesn't like to go to the small businesses in Proctor due to parking issues.
- (3) Matthew Sweeny – Mr. Sweeny represented Synergy LLC, and stated that his client wrote the Commission a letter. Mr. Sweeney mentioned his client lives on the 8400 block of Pacific. He said this group of parcels is interesting due to them being in a split zone area. He stated that there is some relief that the area will be unified, but also distressed that the area-wide down-zoning would eliminate all of the C-2 zoned properties roughly between 78th and 90th on Pacific. He stated that the residents feel strongly about not only keeping that section C-2, but enhancing C-2 through that area. He continued that higher intensity commercial uses would be more realistic than trying to get a neighborhood pedestrian friendly type situation there. He is fearful that the down-zoning of the properties has created several non-conforming uses and would not be conducive for residential development. He stated that trying to make a major transportation corridor into a residential neighborhood defies the city's own definition of what general commercial is, and what it should be. He concluded that this should be a C-2 zone because it would be a better use of the land in the high intensity, heavily trafficked area. He suspected if you encouraged the high intensity of C-2, instead of downzoning to C-1, that it would be a more efficient use of resources and land.
- (4) Chris Karnes – Mr. Karnes lives on 1416 S. 8th St, and is on the Sustainable Tacoma Commission, but says his comments are his own. He wanted to encourage staff in regards to the future land use map (FLUM) implementation, to focus on area-wide rezones to ensure conformity with the FLUM. He believes that breaking the changes into smaller site specific rezones opens the city to making ad-hoc interpretations down the line. This in turn will drain staff resources. The point of the implementation of the FLUM is to bring greater conformity to the plan and not greater deviation. He wanted to encourage the Planning Commission to try to include parity between land use and transportation to create contiguous corridors conducive to transit use. He stated that the more linear a corridor is, the more walkable it is. This will produce a situation where the level of utility on a given transit line can become related to the number of walkable destinations on that line. Most people will walk about 400 meters or 4 blocks to transit. The equation that governs this is the number of walkable 400 meter segments. Essentially, the utility of the transit line becomes related to the square of the length, not just the linear length. Doubling the length of a walkable

corridor will quadruple the number of destinations and trips you can take along the line. He continued talking about Pierce Transit's long range plan, which has laid out a number of frequent transit corridors along Pacific, 6th Avenue, 19th, 21st, Pearl and South Tacoma Way, by their 2040 planning horizon, which they should be able to fund with a 2.5% growth rate. Land use will play an important role in bringing these corridors into service. There are areas of overlap between the FLUM discrepancies, zoning, and Pierce Transit's frequent transit corridors – particularly along the 6th Avenue corridor. If this contiguous walkable corridor between 6th Avenue, Stevens Street, and the central business district could be created, then the length of the corridor could be doubled. The context for this is important because 71% of Tacoma's greenhouse gas emissions are from transportation. He wanted to finish by encouraging both the potential change in mode-split as a guiding criteria, as well as measurement of the length of walkable corridors that coincide with high capacity transit planned.

- (5) Sid Olufs – Mr. Olufs lives on the 500 block of North E Street. He expressed that some residents have been talking about the formation of a local historical district – somewhere between Stadium High, Garfield, up to Yakima. He wished to bring to Planning Commission's attention some difficulties with the idea of bringing together some of the ideas of the Comprehensive Plan and FLUM. He gave the example of when postcards went out to the neighborhoods, he knocked on every single door in the district, and only two people had read the postcard. He stated this is not an effective way to notify or encourage participation, and only hurts the city's reputation. What's more is that he looked up city and county data of people living in the area, and most of the data is wrong with how many people live in that area. The idea that zoning will lead to a happy neighborhood is not supported by the people living in this area. In this neighborhood there is a natural step up that's quite beautiful and organically grown. He said that frankly, the Planning Department does not have the data that gives them an accurate picture there, and they are not connected well. He stated he had to work with the local representatives where he has relayed these ideas to the representatives. He encourages the Commission to please take that walk before making decisions that is an alleged compromise between the Comprehensive Plan and FLUM. He finished by stating that he would be glad to talk to the Commission further about this, and that the Commission would be hearing from him about further steps in his local historical district that will mirror much of what is happening in the North Slope district.
- (6) Chris Hansen – Mr. Hansen began with stating he's made numerous phone calls and emails, and asked what the Commission is doing for enforcement. He stated that the Commission needs to step up, and start addressing the problems. He stated that businesses are altering how they operate along the Center Street corridor and are impacting neighborhoods. There are chop shops with junk cars operating now. The good businesses on Center Street are being impacted negatively, and need to be able to operate. He wanted the Commission to step up and begin addressing the problems and start enforcing.

(Commissioner Waller commented that enforcement is not a role the Commission has part of. Chair Wamback added that the Commission consists of all volunteers, and has no jurisdiction over enforcement. The Commission has not been tasked with the authority to see through how those rules are implemented by code enforcement staff who is not the staff that works with the Commission. He recommended having a conversation with a Council member about this topic.)
- (7) Martin Savol – Mr. Savol lives about 5 blocks from Stadium High School. He began by clarifying that while he does not have any formal education on city planning, the issue he would like to speak about is regarding a rezoning. He stated that the new high density residential zoning plan is six or seven blocks between the historical district and the single family dwellings. There doesn't seem to be any sense in adding a high density rezone between two lower density areas. He said if new high density is needed, it would make more sense to put that adjacent to where high density already exists or along the public transportation corridor close to the Link. He also stated that personally, he is not excited to have large apartments right across from him and having to protect his grandchildren from more traffic. He has enjoyed the relaxed nature of the historical aspect to the neighborhood as it is now, and does not see the logic in the placement of the rezone.

- (8) Anne Lott – Ms. Lott wanted to comment on the Commercial Zoning Update. She stated that on the map that was sent out, there was a red circle which was not helpful. She commented that what would've been helpful is if the map could've given street names and more details about the circled area. She attempted to go online and enlarge the map, and that was unhelpful. She read on the City's website that the city was not considering mixed-use areas at this point. She lives in a mixed-use area currently, an area of four parallel streets between Mildred and Skyline. One of her neighbors came by with an enlarged map that did show those four streets, and what we have is an established residential neighborhood that is a nice area. Her concern is that this area is being considered for multifamily living. She would like to keep this area as residential single family home area. She doesn't want a zoning change, as the impact of multifamily housing would change the whole atmosphere of the neighborhood. She concluded that there was the restaurant Imperial Dragon, that is now going to be a large 113 unit condominium building, and this is now already having an impact on the neighborhood.
- (9) Joyce Jackman – Ms. Jackman began by stating that she is from the same neighborhood as the previous speaker. She is against the rezoning section from Skyline to Mildred. She had attended the City Council meeting ten years ago when this exact proposal was put forth – but it would only affect her and eight other homes on her side of the block. She stated that there should have been a specific letter that said it would affect their homes, not that might affect their homes. She wondered how they could build a multifamily area in this section that would affect 60 homes. She stated that obviously their homes would have to be removed. Ms. Jackman expressed this is discriminatory as a home owner who has paid taxes and has put thousands of dollars into maintaining her home. She expressed this is also a discrimination towards seniors, of which there are many in that neighborhood. She posed the question of, "How can you think of displacing many home owners who would never be able to find a new place to live that they could afford – thus creating new homelessness." Ms. Jackman expressed there are other locations on 6th Avenue where building would not affect home owners – such as the large vacant area around Hunt School. Ten years ago the neighborhood had legal counsel to speak on behalf of them, and she mentioned if needed, they will get legal help again. She states the 4th Amendment guaranteed the right of the people to be secure in their homes against unreasonable searches and seizures. She stated the Commission is giving priority to people who are not yet here, over the people who are here now.
- (10) Greg Duras – Mr. Duras began by stating that he lives on Waterview Street above Ruston Way, and he is here to speak about the Open Space Geo Hazard issue. His biggest concern is the slide hazard. There have been two major hazards in the 30 years that he's lived on that street. One of those slides closed his street for over a year while repairs were being made. Another major slide occurred ten years ago when builders went to dig and excavate a foundation for only one single family home. He had three suggestions: When looking at slide hazard areas, developers should look at the amount of water that comes down. There is a sort of pressure that builds up, because it's not a wetland and cannot sustain that amount of water overtime. Secondly, there is a railroad track near the homes and both the previous slide mentioned had to close down the tracks for some time. He mentioned that there are oil trains that park on the tracks. He is concerned that if a slide hit an oil train the results could be catastrophic, as the oil is explosive. He asked that the staff look at the vicinity of the railroads to any development requests in the steep slope areas. Thirdly, give notice to the home owners if there are any kind of building plans. He met with some staff a few weeks ago and were told depending on what the request was, and whether or not the building was being done within the parameters that the home owners might not get any notice. He requested that any time there is building on the critical steep slope housing areas, that at minimum the home owners get noticed because they have some expertise about this area.
- (11) Peter Kram – Mr. Kram has lived on Tacoma Avenue between North 4th and 5th for 38 years. He wanted to talk about not rezoning the area around the Stadium district. He asked to not raise the height. He noted that from the high school down to McCarver, there are more historical markers and significance there, than anywhere downtown. He stated that when measuring from the waterfront, 200 ft leads to C Street up through Stadium Way, and that this shouldn't be measured

up, but measured horizontally. Secondly, the geologically hazardous areas are all through the area along Stadium Way. He is confused as to why they are wanting to increase height and consequently increase traffic congestion. Thirdly, one of the city goals is historic preservation. He believes it is contradictory to these goals and targets by building in this historic area. He expressed that even though the plat maps state this area is new Tacoma, the houses date from the 1890's on up to the 1930's and it's a tremendous collection of a diverse structures. Many of these homes are on the list for Historic Homes of Tacoma tour. Mr. Kram concluded that it's already a commercial area. To realize this, all anyone needs to do is drive up Division or 1st Avenue from Stadium Way at 5PM on a weekday. Unless allocated for more time, it cannot be done.

- (12) Patricia Delga – Ms. Delga wanted to address South Pacific Way. She was wondering if there has been any interest in rezoning that area. She mentioned that Heritage Bank is moving out, and there are a lot of taverns and empty spaces.
- (13) Kevin Bailey – Mr. Bailey has lived in the Narrows District for 20 years. He mentioned that he knows of a lot of families that are upset that their homes will be torn down only to have a high rise apartment complex take its place. He stated that rezoning should be reconsidered. There are plenty of vacant lots that could be utilized instead. He wanted to express concern for the families who have lived there for decades will be moved out.
- (14) Sandra Fossum – Ms. Fossum opposed multifamily zoning in her neighborhood, where she lives off of Rochester. She mentioned she and her neighbors have put a lot of work into their property. She believed a lot of her neighbors didn't look at the mailer and tossed it away thinking it was junk mail – otherwise they would have attended this hearing.

Seeing no one else coming forward, Chair Wamback closed the public scoping hearing at 6:30 p.m.

(Chair Wamback recessed the meeting at 6:30 p.m. The meeting resumed at 6:39 p.m.)

Chair Wamback expressed his appreciation of the public participation. He stated the public scoping hearing is a new step in the annual amendment process, which will help frame the conversation about better ways to get the word out to people and gather ideas regarding proposed amendments.

Mr. Atkinson stated that at the next meeting, the Commission will be reviewing the applications, and the full work program. He stated that staff will provide a summary of all the written and oral comments from tonight's public hearing and see how staff and Commission would move forward with the 2019 Amendment accordingly. He asked feedback from the Commission.

- Commissioner Givens commented that he'd like to know what the population projections are, and see the math broken down for that. He'd like to see what capacity can be absorbed into the current zoning, before changing colors on a map and putting density elsewhere.
- Commissioner McInnis commented he would like to see a map that compared existing zones, showed future and proposed zones, and showed exactly what areas would be affected.
- Commissioner Strobel wanted to echo that the map is not a very descriptive map, and that the public comments even proved that this map is not effective, as they can't find the details they need that affect them. A map that could provide detail parcel by parcel so citizens won't get confused about who's land will be affected would be helpful.
- Chair Wamback stated that this is not a request for the next meeting, but moving forward – that the maps should be broken up by district because the Planning Commission works through the maps geographically and not topically. There are far more than seven locations than from the cycle two years ago, and the area looked at by the Commission is larger now.
- Vice-Chair Petersen stated that the comments should be labeled on the map, especially the FLUM map.

E. Communication Items

The Commission acknowledged receipt of the Communication Items as included in the agenda packet.

Mr. Boudet reported that the IPS Committee had interviewed candidates for the Commission's vacant and term-expiring positions and recommended the City Council to re-appoint Commissioners Waller and Santhuff for Districts 2 and 3, respectively, and appoint Mr. David Horne for District 5.

Mr. Boudet mentioned that the infill housing issue originally scheduled for the IPS Committee's review on May 30th had been pushed off until late June.

Mr. Boudet suggested that the first meeting of July that happens on the 4th be canceled. Vice-Chair Petersen made a motion to that effect, Commissioner Strobel seconded, and the motion passed unanimously.

Mr. Wung stated that the next meeting on June 20th is a special meeting to be held in the Council Chambers, starting at 5:30 p.m. (not 5:00), and including a public hearing on the Capital Facilities Program. There will be an open house between 4:30 and 5:30 that will address the subject of the public hearing. Mr. Wung offered the Commission the option to conduct the open house and start the meet at 4:30 p.m. Upon discussion, the Commissioners reached a consensus not to host the open house.

F. ADJOURNMENT

The meeting adjourned at 7:01 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/