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**MINUTES** (Approved on 3-6-19)

**TIME:** Wednesday, February 6, 2019, 5:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller

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

Chair Wamback called the meeting to order at 5:03 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved. The minutes for January 16, 2019 were approved as submitted.

**C. PUBLIC COMMENTS**

None.

**D. DISCUSSION ITEMS**

**1. Manitou Potential Annexation Area – Proposed Zoning**

Lihuang Wung, Planning and Development Services, facilitated the Planning Commission's review of the proposed land use designations and zoning classifications ("Proposed Zoning") for the Manitou Potential Annexation Area. The Commission had previously reviewed an option (Option 1) of the Proposed Zoning on November 7, 2018 and released it for public review (along with other applications for the 2019 Annual Amendment). Since then, an additional option (Option 2) had been suggested by Council Member Chris Beale (District No. 5).

Mr. Wung reviewed the existing land uses in the Manitou area under the Pierce County's "Mixed-Use District" designation. He continued to review Options 1 and 2 of the Proposed Zoning, where Option 2 would change the R-2 (Single-Family Residential) as proposed in Option 1 to R-3 (Two-Family Residential), and the C-2 (General Commercial) to C-1 (Neighborhood Commercial). He stated that both options reflect the existing land uses, preserve the residential characters, and are consistent with the proposed zoning that was originally adopted in 1995 as part of the pre-annexation planning for the area and last amended in 2004. Mr. Wung gave a high level overview of C-1 vs. C-2 zoning and provided a lot size and building envelopes table to compare R-2, R-3, and R-4L (Multi-Family Low Density). He stated that Option 2 would allow more development opportunities for the residential area where there are some large lots, but would make vehicle service related businesses nonconforming. He suggested that the Commission consider releasing both options for public review.

Discussion ensued. The Commissioners concluded that providing two options for discussion with citizens would be a positive approach, and a great test scenario for future annexation planning efforts for the other three designated Urban Growth Areas. They noted that this is a complicated and complex transition, and staff should make sure the public is not confused with two options. Commissioner McInnis made a motion to release both options for public review, and Commissioner Strobel seconded. The motion passed unanimously.

## 2. Affordable Housing Action Strategy – Planning Actions

Elliott Barnett, Planning Services Division, provided an overview of the recently adopted Affordable Housing Action Strategy (AHAS), which included four strategic objectives and 24 supporting actions, an implementation plan, and metrics to monitor and report implementation over time. He then reviewed the proposed amendments to the Comprehensive Plan Housing Element that would incorporate the up-to-date analysis of housing needs and actions from the AHAS and reflect the urgency of housing challenges. The proposed amendments included adding a summary of the AHAS, updating pertinent affordability data, adding and updating policies to reflect the AHAS, and incorporating the AHAS as an implementation strategy.

In terms of updating pertinent affordability data, Mr. Barnett introduced the Equity Index map produced by the City's Office of Equity and Human Rights, to be incorporated into the Housing Element. The Commissioners expressed a sense of confusion and concerns about the map, and provided the following comments and suggestions:

- The map seems to be highlighting the disparity of Tacoma, and not the equity. The areas with higher equity are actually better off and take away resources from those areas with lower equity.
- The terminology is misleading. "High Equity" should probably be "High Desirability."
- The map is not serving its purpose; it is sending the wrong message. The average citizen would not have the opportunity to have an in person explanation from the planners.
- It would be nice to have a series of maps since they are useful tools, and to change them to be more appropriate for the use of the Housing Element.
- The map should also block out areas that are not zoned for housing (such as Pt. Defiance, Port/Tideflats, and parks), and exclude the City of Ruston (to be consistent with other mapping).

In terms of adding and updating policies to reflect the AHAS, Mr. Barnett highlighted a proposed policy: "Apply infill housing approaches, including zoning, to create additional housing options and opportunities to accommodate Missing Middle Housing." The Commissioners provides various feedback:

- The text insert about the Missing Middle is borrowed from an outside source and should be more customized for Tacoma.
- "Missing Middle" is used in various industries and can mean different things. It doesn't necessarily mean different housing. It could mean finding housing for middle-income homebuyers. It also means entry level housing for some people.
- The proposed policy is appropriate. This conversation is much needed for the city, and is valuable.
- Consider changing the title of this section from "Missing Middle" to "Opportunities to Accommodate Growth" and talking more broadly about the transition as to how our thinking has evolved (i.e., responding to growth, implementing the Infill Housing Pilot Program, and introducing the Missing Middle concept).
- Policies should acknowledge the fluctuations in the real estate market. Affordability in the housing market is dependent on income but has different meaning when looking at people who are renting.
- Affordability will take partnerships, such as state programs and lender programs. Tacoma can't do it in isolation.
- The Missing Middle housing text needs to include more Tacoma based examples.
- We need to offer incentives for developers to build housing and for people to keep it affordable.
- The Legislature is expected to pass a new legislation about affordable housing in a few days. Make sure we are consistent with the legislation.

- Be cautious with the phrase "including zoning" in the draft policy. Including zoning does not necessarily mean upzone in every opportunity and everywhere. Studies indicate upzone has proven to be driving up housing prices.

Mr. Barnett commented that this was the right level and kind of conversation that this topic deserves. He proposed to continue to work on the Housing Element updates, focusing on issues relating to the Equity Index and the Missing Middle, and bring the amendment packet back to the Commission at a future meeting.

### **3. Future Land Use Map (FLUM) Implementation**

Stephen Atkinson, Planning Services Division, provided an information briefing about the upcoming open houses supporting the 2019 Amendment. The open houses would provide a specific area of focus on the Future Land Use Map Implementation project and potential rezones. He reviewed the dates and time, locations, agenda, format, and expected outcomes of the open houses. He encouraged the Commissioners to attend if they can.

Mr. Atkinson reviewed how staff will be reaching out to citizens, such as district specific notices, the Planning Manager's Letter to the Community, Planning Commission e-mails, news release, direct outreach, Facebook event pages, and the city website. He showed the Commission some of the materials that will be provided at the open houses. He then reviewed the Tacoma FLUM story map, and online tool that will be available at the open houses. He continued to show the functions of the map and the type of information that can be gleaned from it. The Commissioners commented that this was a great website and they are excited to hear about how the workshops will go.

### **E. COMMUNICATION ITEMS**

The Commission acknowledged receipt of the information.

### **F. ADJOURNMENT**

The meeting adjourned at 7:27 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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