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

**TIME:** Wednesday, May 29, 2019, 5:00 p.m.  
**PLACE:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor  
747 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Jeff McInnis,  
Andrew Strobel  
**ABSENT:** Ryan Givens, David Horne, Brett Santhuff, Dorian Waller

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

Chair Wamback called the special meeting (not a regularly scheduled meeting) to order at 5:06 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved, with an amendment to move Discussion Item D-2 to follow Discussion Item D-7. The minutes for the May 15, 2019 Special Meeting were approved as submitted.

**C. PUBLIC COMMENTS**

The following citizen provided comments:

- Dean Wilson – Mr. Wilson is co-chair of the West Slope Neighborhood Coalition and he spoke about the re-zone application for the Narrowmoor Additions. He noted that they appreciate that the City of Tacoma saw fit to codify View Sensitive Districts, but the issue they have is that due to the unique design quality of Narrowmoor, the current 25-foot height limit is not sufficient to protect the view shed because the structures are typically no more than 16-feet in height. He recalled that two years ago, the coalition discussed these issues with then mayoral candidate Victoria Woodard. She recommended they pursue the area wide rezone as a way to resolve the issue. He also pointed out that this application is a new and distinct request, not related to the Conservation District application submitted previously. This application focuses only on height limitations and no other design elements as the previous had. Mr. Wilson added that the coalition had surveyed the property owners in the neighborhood and had a 50% response rate. Of those 50%, almost 90% supported the rezone.

**D. DISCUSSION ITEMS**

**1. 2020 Amendment – Assessment of Applications**

Larry Harala, Planning Services Division, provided an overview of the process and project timeline for the 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2020 Amendment”). He then reviewed the scope of work and staff assessment reports for two of the four applications proposed for inclusion in the 2020 Amendment, i.e., the Heidelberg-Davis Land Use Designation and the West Slope Neighborhood (“Narrowmoor”) View Sensitive Overlay District (VSD) applications.

Commissioners requested more information relating to the Heidelberg-Davis application, including traffic impact of the project and details on the possible medical building and soccer stadium being built. Also discussed were the baseball diamonds that are currently used at that site. Commissioner McInnis raised a concern of the amount of diamonds available nearby and if taking the ones on site away would be a problem

down the road. Chair Wamback added that, keeping equity in mind, recreational opportunities should not be taken away from this neighborhood.

Commissioners had several questions and concerns in regard to the West Slope VSD application, including the precedent it may set for future VSD requests for other neighborhoods. Commissioner Strobel noted that he would like to see renderings of the type of house typical for this district and how the VSD would be applied.

Chair Wamback referenced the previous effort to make this a Conservation District, which was denied by City Council. He stated that there is a high burden of proof that lies with the applicant to prove that City Council's decision was wrong, and that the racial restrictive provisions in the community's Covenants, Conditions, and Restrictions (CC&Rs) should be confirmed to be removed before they come before the Commission.

Lihuang Wung, Planning Services Division, reviewed the scope of work for the other two applications proposed for inclusion in the 2020 Amendment, the Transportation Master Plan Amendments submitted by Public Works and the Minor Plan and Code Amendments submitted by Planning and Development Services.

Mr. Wung requested that the Commission release these four applications for public review and set June 19, 2019 as the date for a Public Scoping Hearing to receive public comments on the scope of work for these applications and assist the Commission in determining whether these applications would be accepted and moved forward for technical analysis during the 2020 Amendment process. Commissioner McInnis made a motion to that effect. Commissioner Strobel seconded the motion and it passed unanimously.

## **2. 2019 Amendment – Shoreline Master Program Periodic Review**

Elliott Barnett, Planning Services Division, gave an overview of public comments received at the Commission's public hearing on May 15 regarding the Shoreline Master Program (SMP) Periodic Review. He summarized the comments and the key themes, highlighting three to be discussed (1) geological hazardous areas, (2) sea level rise, and (3) the Salmon Beach community. Shannon Brenner, Development Services Division, gave explanations for the more technical comments received on these topics, which included agency comments from FEMA and Washington Department of Fish and Wildlife, as well as comments from Salmon Beach Community and subject matter experts. She also provided responses to these comments and possible options for moving forward.

Discussion ensued. Several Commissioners raised questions about managed retreat as one of the response options to sea level rise. The consensus was that this is an important and urgent issue, but that the timeline to draft a managed retreat policy to be included in this Period Review may not be realistic. It was also noted that language that could change the direction of the amendment should not be added after the public hearing. Chair Wamback suggested that the Commission add their comments on this to a letter to City Council.

The Commissioner also discussed the three options for expansions in the Salmon Beach Community. Commissioners asked for clarifications on some details of the options and requested visual examples of each. Vice-Chair Petersen expressed concern of increasing the development in the area, acknowledging the fact the people have already established their homes there, but noting that it is almost inevitable that something will happen to cause loss of property.

Mr. Barnett noted that for the next meeting, he would be providing a packet with only the changed pages of the SMP document.

**(The meeting was recessed at 6:43 p.m. and resumed at 6:48 p.m.)**

## **3. 2019 Amendment – Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

Mr. Barnett reviewed the proposed amendments to the Housing Element of the Comprehensive Plan, incorporating the Affordable Housing Action Strategy (AHAS). He then gave an overview of key themes of the public comments received and highlighted topics for the Commission to discuss. These included recommendations for AHAS implementation, possible text changes to emphasize the link between housing

and health and transportation, and whether to more specifically address historic inequities in housing policies in the Housing Element.

Discussion ensued. The consensus was in favor of adding language into the policy to address historic inequities. Commissioner Strobel recommended that there be some characterization of the historical ownership of land and the purpose of the Puyallup Reservation tied in as well. The Commission also requested staff draft language to include in the letter that explains the Planning Commission's role in AHAS implementation.

Mr. Barnett asked for feedback on the suggested text changes, and the Commission concurred with staff's recommended modifications.

#### **4. 2019 Amendment – Historic Preservation Code Amendments**

Reuben McKnight, Historic Preservation Officer, reviewed the proposed amendments to the Historic Preservation Code. He went over the five written comments received, which were all in general support of the amendments, and noted that staff recommended no additional changes. Mr. McKnight recognized two comments which stated the threshold should eventually be lowered under 4,000 square feet. He explained that this threshold is a good balance for the time being and that it may be changed in a year or two when there is more information.

Commissioner McInnis asked about addressing the potential financial burden of maintaining a historic landmark. Mr. McKnight noted that the Landmarks Preservation Commission takes these factors into account during the review process, and that there are financial incentives in place and a maintenance policy for historic homes.

#### **5. 2019 Amendment – Manitou Potential Annexation**

Mr. Wung reviewed the public comments received regarding the proposed land use designations and zoning districts ("Proposed Zoning") for the Manitou Potential Annexation Area. He provided a summary of comments and displayed maps showing options of the Proposed Zoning, including Options 1 and 2 that had been released for public review and Option 3 that reflected the general preference of those who had commented. Mr. Wung affiliated the Commission's review of these options. In terms of the zoning for commercial areas, he noted that most of the commenters preferred C-1 over C-2.

The Commission discussed the options and generally preferred Options 2 and 3. Commissioners requested to see a minimum lot, short plat design of the R-2 and R-3 residential zoning in order to see development potential and a visual of the difference in density between R-2 and R-3. There was also some discussion about potential non-conforming uses created by the commercial zoning, and the Commission asked to see more information on those. It was decided that overall, Option 1 does not seem to be of interest, so they would only be looking at Options 2 and 3 at the next meeting.

#### **6. 2019 Amendment – Minor Plan and Code Amendments**

Mr. Wung discussed the Minor Plan and Code Amendments, and noted that there were no comments received through the public hearing process. However, he did review a staff suggested modification to one of the proposed amendments, relating to covered porches extending into the required front yard setback. Mr. Wung explained that the original proposal using front yard setback averaging was somewhat confusing and took away from the actual intent of the amendment. Instead, the modified version simplified this by requiring a minimum 2-foot clearance from the property line as standard. The Commission discussed briefly and concurred with the modified amendment.

#### **7. 2019 Amendment – Future Land Use Map Implementation**

Stephen Atkinson, Planning Services Division, gave a brief overview of public comments received on the Future Land Use Map Implementation. He identified the specific areas that received the highest volume of public comment as well as the areas that were requested for more review by staff and Commissioners.

Discussion ensued. Mr. Atkinson offered some clarification on the Dometop district, which groups together areas referred to in public comments such as East L & 29<sup>th</sup>, East 34<sup>th</sup>, and Strawberry Hill. He also noted

that many comments regarding view impacts come from this area. There was a brief discussion about the possibility of tying these view comments into a broader conversation on a city wide VSD effort. Commissioner Edmonds noted that many comments made requests of specific lots and properties, and asked if there was a way to see whether their requests would be addressed. Mr. Atkinson explained that the intent is to summarize and provide the Commission with maps of the area to put those into context.

Mr. Atkinson also discussed high density multifamily, noting that many comments are clustered around areas where this is proposed. He explained that staff will be asking and recommending to not get rid of the designation, but to consider where high density multifamily is appropriate and well situated in the city. He then laid out some of the concerns on this topic to be discussed at the next meeting. Vice-Chair Petersen requested information from Sound Transit on their density threshold for bus routes and stops.

#### **E. TOPICS OF THE UPCOMING MEETING (JUNE 5, 2019)**

(1) Debriefing of 2019 Amendment Public Hearing on Future Land Use Map Implementation

#### **F. COMMUNICATION ITEMS**

None.

#### **G. ADJOURNMENT**

The meeting adjourned at 8:02 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)