

**Tacoma Planning Commission meeting****Date:** June 16, 2021**Observer:** Jessica Trujillo**Meeting called to order at 5:00 pm****Present:** Anna Petersen (Chair), Carolyn Edmonds, Brett Santhuff, David Horne, Ryan Givens, Christopher Karnes, Andrew Strobel, Alyssa Torrez**Absent:** Jeff McInnis (Vice-Chair)**Others present:** Lihuang Wung, Bucoda Warren, Larry Harala, Matt Richardson (NewCold), Sarah Remington (NewCold), Jeremiah Durr (First Western Properties), Heidi Stevens (South Tacoma Neighborhood Council), Reuben McKnight, LWV Observer: Jessica Trujillo**Approval of Agenda and Minutes** (April 21, 2021 and May 5, 2021): Agenda amended with correction to typo "Disclosure of Contracts" and approved with no opposition. Minutes approved with no opposition.**Discussion Items****1. Equity Index Updates**

- Description: Review the updates and changes to the Equity Index, an interactive tool that visually highlights disparities in Tacoma.
- Action: Comment
- Staff Contact: Bucoda Warren ([bwarren@cityoftacoma.org](mailto:bwarren@cityoftacoma.org))

Presentation by Bucoda Warren: An overview of the equity index, which is in its second iteration. See map [here](#). Changes to the index include making the tool easier to use and updated datasets, adding a fifth category of data with nine new indicators. The Index helps to identify long-standing patterns of inequities, supports community member advocacy, supports data driven decision-making, and increases transparency in city decision making. It uses 29 separate indicators in five categories to measure and standardize information across 20 census blocks across the city. It also helps highlight small neighborhood areas where impact will be the greatest. The five determinant categories are livability, education, environmental health (new category), economy, and accessibility.

The planning Commission can use the index in policy discussions and to consider the history of planning decisions in the context of mapping.

In response to commissioner questions:

- Renter and homeowner data are both part of the house cost burden indicator.
- The city is changing the way transit data is looked to include evaluating how much people spend on transportation.
- Missing sidewalk data is being considered for the transit metric and it will be included in the next index.

- Some of the enduring results of redlining are missing sidewalks, street conditions, underground utilities, and the types of housing (fewer historic homes).
- Environmental health data comes from the state’s data due to low availability of local data.
  - Data is not automatically pushed out to the index as city and partner data is updated. The index is updated every two years.
  - Commissioner suggestions for data points can be emailed to Bucoda Warren.

**2. Public Scoping Hearing: 2022 Amendment – Assessment of Applications**

- Description: Conduct a public hearing on the scope of work for the following applications
  - (1) NewCold Land Use Designation Change Request
  - (2) South Sound Christian Schools Land Use Designation Change Request
  - (3) South Tacoma Economic Green Zone
  - (4) Minor Plan and Code Amendments
- Action: Receive oral testimony and keep the hearing record open through June 18, 2021, to accept additional written comments
- Staff Contact: Larry Harala (lharala@cityoftacoma.org) G. Upcoming Meetings (Tentative Agendas)

Chair Peterson called the scoping meeting to order and gave instructions for how to give comments. Larry Harala gave an overview of process and the applications.

- (1) Matt Richardson from NewCold presented the application, which is seeking an expansion of NewCold’s current cold storage facility, which covers a 3-acre portion of the 34-acre site. The expansion would not be going higher than the existing building, but would exceed the height allowance under current zoning. The landfill is to the right of the site.
- (2) Jeremiah Durr of First Western Properties presented on behalf of South Sound Christian Schools and CenterPoint Church (the joint applicants). The school plans to continue operating and re-investing on the north end of their property, but wants to sell the south part of the property, which currently has an unused dormitory. They are requesting a change from single family residential zoning to multi-family (low-density). The Home in Tacoma project may not go far enough to address the changes sought. They envision a three-story apartment building with demolition of the existing dormitory.

Centerpoint Church plans to sell their property. Bargreen Ellingson has expressed interest in the property for another warehouse building. Home In Tacoma doesn’t address the commercial aspects of the application. There is a steep slope between the school and the church property providing a clear division between what would be commercial and multi-family residential, as proposed in the application.

- (3) Heidi Stevens, a South Tacoma Neighborhood Council board member presented on the South Tacoma Economic Green Zone application. The health of the aquifer may impact other areas of the city because it provides up to 40% of Tacoma’s back-up water supply. It has been damaged by heavy industrial use above and near the aquifer. The application requests a comprehensive review of code and land use to further prioritize protection of the aquifer and exclude future exceptions to the STGPD Regulatory Code.

Comment summary:

- In favor of NewCold’s application – 9 (no comments were opposed to the application)

- In favor of South Tacoma Economic Green Zone’s application – 3 (no comments were opposed to the application)

### **Upcoming Meetings (Tentative Agendas)**

1. July 7, 2021:
  - Impact Fees Program Update
  - 2022 Amendment – Assessment of Applications (Debriefing of Hearing)
2. July 21, 2021:
  - 2022 Amendment – Assessment of Applications (Determination)
  - Planning Commission Annual Report 2020-2021 and Planning Work Program 2021-2023

### **Communication Items**

1. **Equity Training Retreat** for Landmarks Preservation Commission and Planning Commission tentatively planned for late July. Reuben McKnight presented details.
2. **Planning Commission Vacancies** – The City Council is looking to fill two positions on the Planning Commission, representing Districts No. 3 and 5. Applicants must reside in the respective districts and will serve a term of three years from July 1, 2021, to June 30, 2024. Applications must be submitted to the City Clerk’s Office by the end of day Friday, June 18, 2021. For more information or to apply, visit the [Committees, Boards, and Commissions webpage](#).
3. **Status Reports by Commissioners** – TOD Advisory Group – no update, Housing Equity Task Force cancelled last meeting.
4. **IPS Agenda** – The Infrastructure, Planning and Sustainability Committee’s next meeting is scheduled for Wednesday, June 23, 2021, at 4:30 p.m.; agenda (tentative) includes: Tideflats Non-Interim Regulations Discussion: Fossil Fuel Expansion & Renewable Fuels. (Webinar Link: [www.zoom.us/j/86227234162](http://www.zoom.us/j/86227234162), Passcode: 614650)
5. **Home In Tacoma** - The City Council did a study session of the Home in Tacoma project on June 15, listening to The Planning Commission recommendations. Chair Peterson and Commissioner Strobel attended to help staff with the presentation. A City Council public hearing is scheduled for July 13.
6. **Shipping Containers** – The City Council adopted a resolution requesting The Planning Commission to study the potential allowance of shipping containers for housing in non-industrial areas.
7. **In-person meetings** – Once the city begins re-opening, the Planning Commission may need to move to a hybrid model of virtual/in-person meetings.

**Meeting adjourned at 7:11 pm**