

# OBSERVER REPORT FORM

**City of Tacoma Planning Commission**

**Date: July 21, 2021**

**Observer: Jessica Trujillo**

**Meeting called to order at approximately 5:00 pm**

**Present:** Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, David Horne, Ryan Givens, Christopher Karnes, Andrew Strobel. Note: On the recordings it is unclear which members are present unless they speak during the meeting. It's unknown if Brett Santhuff or Alyssa Torrez were present. It was verified that a quorum was present before the meeting began.

**Others present:** Larry Harala, Senior Planner

**Approval of Agenda and Minutes** (May 19, 2021 and June 16, 2021): Approved

**Public Comments:** Comments are not accepted for the Discussion Item, which is the subject of a recent public hearing.

**Disclosure of Contacts:** None

**Discussion Item: 2022 Zoning Code Amendment Proposal – Debriefing & Determination**

- NewCold Land Use Designation Change Request
- South Sound Christian Schools Land Use Designation Change
- South Tacoma Economic Green Zone
- Minor Plan and Code Amendments

Description: Review comments received at the public hearing on June 16, 2021 and written comments received through June 18, 2021; and consider appropriate modifications to the proposed amendments.

Action: Determine whether the applications should be accepted and moved forward for technical analysis.

Senior Planner Larry Harala gave a presentation of the process and applications under consideration.

The planning commission's determination this evening will be within the 120 day-code mandated timeline. If the applications are accepted, staff will begin public outreach and

analysis. A public hearing will occur in the 1st quarter of 2022 and in the 2nd quarter of 2022 a recommendation could go on to the city council.

New Cold Application: Staff will be asking the applicant, a private for-profit facility, to participate, at their expense, in developing studies around traffic and light as they move into zoning requests. One written comment, in opposition, focused on traffic.

South Sound Christian Schools Application: Staff will work with the applicant, at their expense, for help in developing a traffic study.

South Tacoma Economic Green Zone Application: Staff needs help from the applicant in coming up with a work plan and to determine the kind of consulting services and additional studies that are needed to update the code. Staff also needs to work with the Community and Economic Development Department as well as assess the kind of green uses that will be compatible with the Groundwater Protection District.

Minor plan and code amendments: Changes in laws can have an effect on the code. An example is a change in the state law regarding how cities and counties can regulate residential occupancies in terms of the definition of family.

Commissioner McGinnis expressed concern about the timeline needed for appropriate review of the South Tacoma Economic Green Zone project.

Commissioner Givens asked if a subarea plan could be a consideration for this application.

Larry Harala indicated that the staff recommendation is to take the time needed in order to come back to the Commission next year with a more comprehensive picture of what it will take to complete the project. Also a subarea plan could be a consideration for this project.

The Commission approved moving forward with all four applications.

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

August 4, 2021:

- Impact Fees Program Update
- Planning Commission Annual Report 2020-2021 and Work Program 2021- 2023

August 18, 2021:

- 2022 Amendment – Analysis

### **Communication Items:**

(1) Resolution No. 40794, June 8, 2021 : The City Council requesting the Planning Commission to explore allowing shipping containers for housing. (see attached)

(2) Director's Rules (see attached):

- Rule 01-2021, June 14, 2021 – priority plan review policy for affordable housing and sustainable development projects (see p. 90 of the agenda packet)
- Rule 02-2021, June 23, 2021 – affordable housing pre-development fee waiver policy (see p. 94 of the agenda packet)

(3) Status Reports by Commissioners: TOD Advisory Group, Housing Equity Task Force.

(4) IPS Agenda: The Infrastructure, Planning and Sustainability Committee's next meeting is scheduled for Wednesday, July 28, 2021, at 4:30 p.m.; agenda (tentative) includes: Planning Commission Interviews and Tideflats Non-Interim Regulations Discussion – High Impact and Chemical uses. (Webinar Link: <http://www.zoom.us/j/86227234162>, Passcode: 614650)

**Meeting adjourned at 5:50 pm**