

# League of Women Voters of Tacoma-Pierce County Observer Corps

Name of Agency: **City of Tacoma Planning Commission** Date: **December 5, 2018**

Observer Reporting: C Rikerd

Length of Meeting: 2+ hours

Members Present/Absent:

Note: The Planning Commission has nine members, residents of the City, who are appointed and confirmed by the City Council for 3 year terms. These positions are filled by volunteers and are unpaid. Each council district has 1 member. One member is appointed from each of the following: the development community, the environmental community, public transportation, and a representative with background experience in architecture, historic preservation or urban design. Current members are:

Dist. 1: Andrew Strobel

Dist. 2: Dorian Waller

Dist. 3: Brett Santhuff

Dist. 4: Stephen Wamback (Chair)

Dist. 5: David Horne

Development Community; Jeff McInnis

Environmental Community: Anna Peterson

Public Transportation: Carolyn Edmonds

Architecture, Historic Preservation, Urban Design:

Ryan Givens

Present were: Wamback, Peterson, Edmonds, Givens, Strobel, Santhuff, Horne, Waller

*Others present (i.e. media, public):* several public commenters, city staff to give reports and answer questions

**Content (what is being discussed):** *Did they approve some action?*

*Does anything relate to League priorities or positions? If so, do you recommend local League action?*

*Was access to materials for certain agenda items limited or excluded from you?*

Handouts for this meeting are available at:

[http://cms.cityoftacoma.org/Planning/Planning%20Commission/PC%20Presentations%202018/Presentations%20and%20Handouts%20\(12-5-18\).pdf](http://cms.cityoftacoma.org/Planning/Planning%20Commission/PC%20Presentations%202018/Presentations%20and%20Handouts%20(12-5-18).pdf)

## Discussion Items

### **1. Shoreline Master Program Periodic Review**

Periodic review of the shoreline plan is mandated by state law. Shoreline management focuses on all areas within 200 feet of the ordinary high water mark (OHWM). Tidelands / Port areas are excluded. The priority uses of shore land are: protect the natural environment, provide water-dependent uses, and promote public access. All actions for shoreline use and development must have joint approval and permitting with the State Department of Ecology.

Issues addressed in the shoreline plan are: geological hazards, base flood elevations, biodiversity corridors, sea level rise, and nonconforming overwater residences, specifically Salmon Beach. Wapato Lake (west side) and Ruston Way Metro Park lands are covered under shoreline management. The review will also incorporate into the plan all updates for shoreline issues as mandated by the Department of Ecology. It was noted that shoreline regulations are separate from other City codes.

The discussion of the review, final version due in early 2019, was to seek input from the Planning Commission to continue developing staff recommendations. The Commission approved the developing work and asked staff to continue with the review.

## **2. Open Space Current Assessment**

The owners of property at 811 N. Karl John Avenue have requested 3.13 acres be assessed for property tax, 90% reduction, as open space, under RCW 84.34. The property owners will leave the space undeveloped and in its natural state. City staff reported the property meets the criteria for open space designation. Two people spoke in favor at the meeting, and three people contacted the Commission by letter or email in support.

*A motion was made to approve the Open Space designation, and passed unanimously.*

## **3. Affordable Housing Action Strategy**

City Staff presented Planning Actions for the Affordable Housing Action Strategy (AHAS). Recommendations are to: add summary of the AHAS to the plan, update pertinent affordability data, add & update policies to reflect the AHAS, incorporate the AHAS as an implementation strategy. Staff recommendations include “targeting more actions to very and extremely low income household and to preventing displacement” and “updating pertinent affordability data” to address “housing challenges are becoming more acute” due to rapid change in affordability conditions, preserving exiting affordable housing and encouraging more diverse housing types.

**I strongly suggest that anyone interested in our homelessness crisis and the city’s response look at Agenda Item D-3 at the meeting handout link above.**

## **Communication Items**

### **4. 2019-2024 Capital Facilities Program**

The 2019-2024 Capital Facilities Program (CFP) was adopted by the City Council on Nov 20, 2018, concurrently with the adoption of the 201-2020 Capital Budget. The final CFP document includes approved funding for the first two years of the program as reflected in the 201-2020 budget. The CFP is the capital facilities element of the One Tacoma Comprehensive Plan, fulfilling the requirements of the Growth Management Act, enabling the City to seek funding for potential projects.

### **5. Manitou Area Pre-Annexation Planning Community Meeting**

Meeting is for public comments on the pre-annexation planning. Meeting will be Dec 10, 5:30-7:30 at Manitou Elementary School Library.

*Was background material available to the public?*

All the handouts were printed and available to members of the public at the meeting. The meeting was recorded, and can be heard online.

***Public Meetings of interest to League*** – i.e., *were there any public meetings announced that you think League members may be interested in attending and/or becoming involved with the issue?*  
Agendas for future Planning Commission meeting are available online.

***Process & Protocol (Observations about participants, conduct, and procedures of the meeting, and appropriate accommodations for disabled in sight hearing and physical):***

*i.e., did the members appear to have done their “homework”? Were members courteous to each other and the public? How does the group respond to your presence?*

Commission members were attentive and appeared informed. There were few questions or comments on the City Staff presentations. Members were courteous to staff, and appreciative of

the work done on the presentations. Chair Wamback follows Roberts Rules and runs an efficient, well organized meeting.