

OBSERVER REPORT FORM

Tacoma Planning Commission

Date: March 17, 2021

Name of Observer: Jessica Trujillo

Meeting called to order at 5:00 pm

Present: Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Brett Santhuff, David Horne, Ryan Givens, Christopher Karnes, Andrew Strobel, Alyssa Torrez

Absent: None

Others present: Jessica Trujillo, League Observer

Approval of Agenda and Minutes (March 3, 2021): Approved unanimously
See agenda and packet [here](#).

Discussion Items**1. Tideflats and Industrial Land Use Regulations**

- Description: Review comments received at the public hearing on 3/3/21 and during comment period through 3/8/21; review staff responses to comments; review draft Findings of Fact and Recommendations Report and draft Letter of Recommendation; and consider appropriate modifications to the proposed code amendments
- Action: Approve and Forward Recommendations to the City Council
- Staff Contact: Stephen Atkinson (satkinson@cityoftacoma.org)

Public comments previously accepted, and no additional comments will be accepted on this item. Disclosure of contacts happened at previous meeting. No additional contacts disclosed.

Stephen Atkinson presented a history of the project and emphasized the timeline. Based on comments provided by the Port of Tacoma, staff recommends delaying requesting recommendation pending a meeting with the Port of Tacoma. Steve Victor and the City Manager received requests from the Port to meet in order to go through the Port's technical comments addressing perceived code inconsistencies prior to the Commission's vote. He did not expect there to be substantive changes as a result of the meeting or any changes that would necessitate additional public hearings. The city manager advised council of the request to have the meeting prior to the Commission's vote.

Stephen Atkinson gave an overview of comments and responses received. Many were seen as beyond the scope of the summary planning process. Additional steps may be necessary in the future to address issues identified. There were also comments about how the proposed code amendments affect existing uses.

There was discussion about the recommendation on where the transition district applies and proposed text amendments to the overlay district with regard to minimum lot sizes as well as consideration of the Heiberg property. All commissioners shared opinions about the proposals. Brett Santhuff indicated that the overlay zone includes Notice on Title and excluding the area would result in residents not having proper notice. Stephen Atkinson answered questions about how the overlay overlaps with critical areas and slopes, which also have development restrictions. Discussion about how the 1-acre minimum density helps to change development expectations. Anna Petersen discussed how removing the Heiberg property would set a bad precedent.

The Commission reached consensus to remove the SE Boundary from the transition zone, to leave the NW Boundary in the transition zone, and to leave the Heiberg property in the transition zone. The Commission also reached consensus to include the text amendment of maximum density of 1 unit per acre.

Staff recommendation is to not have an official vote, but to come to initial consensus on issues and to wait for the meeting with the Port. The April 7th meeting will start with follow up discussion and vote on regulations.

2. Also presented and discussed: Expanded Notice, Bulk Storage Threshold, Conditional Use Permits, and Additional Comments.

Upcoming Meetings (Tentative Agendas)

(1) April 7, 2021:

- Stormwater Management Manual Update
Suggestion to postpone Stormwater Management Manual update until a later meeting in order to ensure time for public hearing and for the postponed vote on Tideflats and Industrial Land Use Regulations.
- Home In Tacoma Project (Public Hearing)

(2) April 21, 2021:

- Home In Tacoma Project
- 2022 Annual Amendment

Communication Items

- (1) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Task Force.

- (2) IPS Agenda – The Infrastructure, Planning and Sustainability Committee’s next meeting is scheduled for Wednesday, March 24, 2021, at 4:30 p.m.; agenda (tentative) includes: South Tacoma Groundwater Protection District; and Recycle Reset Update. (Webinar Link: www.zoom.us/j/86227234162, Passcode: 614650)
- (3) Tideflats Subarea Visioning Sessions – All are invited to participate in the following educational visioning sessions to contribute ideas about what you hope to see in the Tideflats in the next 20 years. For more information or the links to the sessions, visit www.cityoftacoma.org/tideflats.
- Land Use & Economic Development, Wednesday, March 17, 12:00 noon to 1:00 p.m.
 - Environment & Health, Thursday, March 18, 6:00 to 7:00 p.m.
 - Transportation & Infrastructure, Saturday, March 20, 12:00 noon to 1:00 p.m.
- (4) Home In Tacoma Project – The Planning Commission is seeking public input on a package of policy actions intended to increase housing supply, choice and affordability in Tacoma. For more information or to submit comments, visit www.cityoftacoma.org/homeintacoma.
- Information Meeting, Thursday, March 18, 5:30 p.m.
 - Public Hearing, Wednesday, April 7, 5:30 p.m.
 - Comments Deadline, Friday, April 9, 5:00 p.m.
- (5) Applications for 2022 Amendment Accepted – The Planning Commission will accept private applications for “2022 Amendment”, which refers to Proposed Amendments to the One Tacoma Comprehensive Plan and/or the Land Use Regulatory Code to be processed during the annual amendment cycle of 2021-2022 and slated for the City Council’s adoption in June 2022. Applications must be submitted between January 1 and March 31, 2021, and may be subject to an application fee of \$1,400. For more information or to download the application, please visit www.cityoftacoma.org/2022Amendment.
- (6) Planning Commission Vacancies – The positions representing Districts 2, 3 and 5 will become available on 6/30/21 due to term expiration. The City Clerk’s Office will be accepting applications beginning in late March. Interested residents living within the respective districts may apply now. Upon appointment by the City Council in June, appointees will serve a 3-year term from 7/1/21 to 6/30/24. For more information or to apply, visit [Committees/Boards/Commissions Website](#).

Adjourned at 9:19 pm