

Tacoma Permit Advisory Group

Hybrid meeting

Meeting #40 – November 16th, 2022 2:00pm

Advisory Group Members in attendance: Layne Alfonso, Clinton Brink, Jim Dugan, Michael R. Fast, Justin Goroch, Mandy McGill, John Wolters

Excused: Ben Ferguson, Claude Remy

Absent:

2:08 Welcome

2:10 Approval of September Minutes

- Meeting #39 on September 21st, 2022
 - Layne Alfonso moved. Mike Fast seconded. No discussion or objection. Motion approved.

2:11 Quick updates: City staff new items of interest

- Administrative updates: [Tacoma Permit Advisory Group](#) (TPAG) chair, co-chairs and city staff will meet after Thanksgiving to review applications for TPAG and set up interviews.

2:12 Subcommittee reports

- Design review – Ben Ferguson
 - Not in attendance for today's meeting, no update.
- Home in Tacoma – Ben Ferguson & Claude Remy
 - Not in attendance for today's meeting, no update.
- Impact Fes – Mandy McGill
 - No updates currently.
- Outreach & recruitment – Jim Dugan
 - TPAG leadership will talk about applications to be considered in December. It is discussed that there are seven slots available and at this time only two interested parties. It is reiterated that the city manager will review TPAG's recommendations and have the final decision on all members according to [Resolution 40967](#).
- Offsite engineering curbs & sidewalks (as needed) – Justin Goroch
 - Discussion relates to agenda item later in the meeting.

2:15 Alan Winningham (Addition to agenda)

To get feedback from the community TPAG member Mandy McGill invited Alan Winningham the owner of Theo Partner Investments to join the public TPAG reoccurring meeting.

Alan Winningham explains he is wrapping up permitting on Tacoma Ave and in the process of permit intake on other projects. He feels [City of Tacoma](#) (COT) permit staff are approachable, welcoming, and respectful. He appreciates the development and increased housing project focus that the COT is undertaking. He explains his current project was estimated by city staff to take 9 months and that extended to 13 months for a city permit. He is pleased TPAG is deliberating parking issues and would like to bring in ideas from a development standpoint. He mentions there are some zones that do not require parking, but he feels you would never build a building without parking for renters and that these zones have outdated parking models attached to them. He discussed his work in

other city limits and how they have incorporated some parking changes such as unbundling the parking requirement with large apartments so building on site and surrounding uses can be beneficial. He would like to hear more discussions in future meetings on electric vehicle charging regarding parking – off street, handicap, and bicycle parking requirements. Alan states by discussing upcoming market perspectives we can we create new recommendations to address new and future demands. Jim Dugan ends discussion and let's Alan know he can reach out with future suggestions on agenda meeting topics at permitadvisorygroup@cityoftacoma.org.

2:25 Parking Recommendation Memorandum

Justin Goroch drafted a memorandum regarding final parking recommendations from previous meeting #37, #38 and #39. It was discussed that the memo needs three corrections.

1. Update letterhead to "Tacoma Permit Advisory Group".
2. Change address item "To: City Manager".
3. Change address item "CC: PDS City Staff".

Jim Dugan moved with these three corrections made. Mandy McGill seconded. No further discussion or objection. Motion approved.

2:30 Sidewalk Policies & Recommendations

Justin Goroch would like to start a conversation regarding current sidewalk policies. Does TPAG feel the current policies in the COT are working and if the answer is no what could TPAG do to drive a solution that is more tangible?

Michael Fast addresses the first question. Do we think it is working? The goal is to have the city full of sidewalks with no breaks. This is not the reality of what the COT currently has so the policies in place are not working. Full TPAG agree with the statement that current policies are not working.

Justin Goroch addresses two topics in what we can do to drive a solution that is more tangible.

1. Sidewalks required when no sidewalk is adjacent to current project.
2. Functional sidewalk that is built to previous code and is now required to be torn out and rebuilt to meet new requirements for current project.

Sidewalk Topic 1

TPAG member asks to clarify if the intention is to say no sidewalk should be required if the other surrounding properties do not have an existing sidewalk? Answer is no not necessarily; the topic is to discuss this matter in detail.

Justin Goroch wants to know if TPAG feels it is effective to require a sidewalk when there are no adjoining sidewalks. He explains it would be better to build a sidewalk in bulk- the whole block at one time not just one property and random paths. Building in bulk can cut down on resources, time, and money.

Mandy McGill entertains the idea of building in bulk and if a fee-in-lieu program could be established so then the city can build the required sidewalk and not put it on the developer.

Mike Fast agrees that a fee-in-lieu program would be great but not based on the price for the sidewalk on one property it should be based on the price it would be for the entire block so that the developer is saving on the bulk pricing as well.

It is discussed if developers would even like this option on not. It would be more cost effective to build the whole block at once rather than to have critical mass with all different standards and developers doing the work one by

one. With this option it would provide consistent development and the designs and constructs would be on city's timeframe not hindering the developer's project.

Clinton Brink brings to attention there can be many legal boundaries with fee-in-lieu programs with offsite improvements. Suggests having the city's legal team join in early on this conversation.

Jim Dugan has had some experiences with this type of agreement on other projects and by working with COT the city can build required sidewalks on their timeframe and then the developer can go forward with the development without being held up and in his experience, it worked very well.

City staff member explains that COT has provided these services but within certain conditions. COT would already have to be active in the area a project is taking place to fulfill an agreement like this as there is not enough staff or resources to be everywhere in the city all the time. It is discussed that design and engineering within the city is already difficult to keep up with on current projects and there would not be the funding or manpower to add additional projects when city staff are not already working in a certain area.

City staff clarifies the end goal is for TPAG to work-up a memo on sidewalk policy recommendations and submit this to the city manager. The challenges that Clinton Brink brought up earlier are a concern and those challenges can be discussed with COT staff by allowing them to present to TPAG and provide information prior to going forward with an official memo.

It is the beginning of this discussion and due to starting "Home in Tacoma" focus January- April of 2023 TPAG will assign this as a subcommittee and work with one or more city staff offline to bring it back to the group June of next year.

Discussion comes to an end and a plan for subcommittee to be voted on. Other ideas in addition to the fee-in-lieu that are briefly mentioned prior to ending agenda item:

- Could there be an encumbrance on a property for the owner to pay once city is ready to do the work?
- If there is a specific zoning fee-in-lieu, then there could be planning and predictability.
- Is there a way to get around requiring the sidewalk to nowhere...that will benefit the sidewalk network?
 - Money must go to building the sidewalk in front of the development--- not just in the area.
- The city provides public information about where they plan to work within the city and shown for one year out at a time.

2:59 Questions and discussion

Subcommittee: Layne Alfonso, Jim Dugan, Justin Goroch, Clinton Brink for TPAG members. Chris Johnson will serve as COT staff for now and to be determined who will be long term on committee, Steve Victor will be asked to join as legal representative for COT. To be determined: Meeting frequency and time.

3:02 Public Comment:

The TPAG welcomes verbal public comment on agenda items to assist in decision-making. As a result, all verbal comments must be limited to agenda items. Time will be set aside for public comment at the end of each regular meeting.

- No public comments.
- Will move public comment in future meetings to the beginning of the meeting. It will be seen on future agendas after "approval of previous months minutes" and before "quick updates".

3:03 Final Comments:

December's meeting is cancelled. Next meeting is January 18th, 2023, will resume as a hybrid meeting.

3:04 Future topics:

- January-April Home in Tacoma
- Solid Waste Collection and Development Projects

3:05 Adjourn