

**CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

Mayor Hunter T. George called the special meeting to order at 6:00 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Denny Waltier, Blake Surina, and Jamie Nixon. Councilmember Brett Wittner was absent and excused.

**AGENDA MODIFICATIONS**

There were none.

**COMMERCIAL MIXED-USE ZONE**

Planning and Building Administrator Stahlnecker briefed the Council on the 19th and Mildred commercial mixed-use area, and requested feedback from Council regarding height restrictions and municipal code zoning. Stahlnecker recommended increasing the current height restrictions from 55-feet to 75-feet and transitioning the commercial mixed-use zone from the traditional hybrid model to a form-based code model.

After a brief discussion on a building moratorium and the benefits and drawbacks of increasing the height, there were no objections for staff to move forward with increasing the height restrictions in that commercial mixed-use zone area to 75-feet.

After a brief discussion on traditional and form-based zoning, design guidelines, encouraging development, affordable housing incentives, and maintaining the City’s character, there were no objections for staff to move forward with researching a hybrid zoning style for the 19th and Mildred commercial mixed-use area and strengthen the City’s current zoning with code that would model developments such as Proctor Station or Bridgeport town center.

Waltier departed at 6:44 P.M. and returned at 6:46 P.M.

**WHITTIER ELEMENTARY SCHOOL REDEVELOPMENT**

Stahlnecker briefed the Council on the Tacoma School District proposed bond that would include the replacement of Whittier Elementary, stating the school is in a R-4 zone with a conditional use permit and that design guidelines and standards were established for residential construction, not for a new school. Stahlnecker briefed the Council on current parking standards, creating a maximum height for public buildings, and design guidelines, and requested feedback from Council. After a brief discussion on frontage, impact to the immediate neighborhood, building location, height, materials, style, character, lighting, storm retention, parking standards, safety, and bus drop-off, there was a general consensus for staff to develop guidelines for quasi/public buildings in a residential neighborhood within the next 12 months. George indicated that the District’s Director of Planning and Construction and their consultant have been invited to brief the Council on this project.


**ACCESSORY DWELLING UNITS: ATTACHED VS. DETACHED APPROVALS**

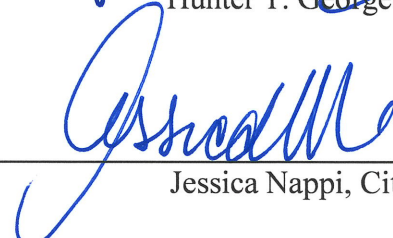
Stahlnecker briefed the Council on the accessory dwelling unit attached versus detached approval review process, stating the Planning Commission was in favor of Council input on this topic. Stahlnecker stated the attached units were reviewed at the staff level with no public notice and detached units required a public hearing before the Planning Commission. Stahlnecker indicated the staff recommendation was to lower the review level for detached accessory dwelling units from a conditional use permit to an administrative use permit as

the approval criteria would not change, notification and a public comment period would still be required, and the applicant would save time and money. After a brief discussion on decreasing costs, increasing the public notice area due to the impacts to the neighborhood, maintaining a public hearing for transparency and public involvement, and hybrid options, there was a general consensus to postpone taking action on this item by one year and for staff to report back to Council.

**ADJOURNMENT**

**Reynolds MOVED to adjourn the meeting at 7:46 P.M., seconded by Nixon. The Motion Carried (6-0 with Wittner absent).**

  
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Hunter T. George, Mayor

  
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Jessica Nappi, City Clerk