



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
(District 4 - vacant)

MINUTES

(Approved on August 16, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, June 21, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dörner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Brett Santhuff

ABSENT: Anthony Steele

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Strobel moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that two written comments were received regarding the South Tacoma Groundwater Protection District (STGPD).

The following individuals addressed the Planning Commission:

1. Heidi Stephens, on the STGPD.
2. Tim Smith, on the STGPD.

Public Comment ended at 5:07 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. South Tacoma Groundwater Protection District (STGPD) Code Amendment

Atkinson presented the STGPD Code Amendment update, including background, outcomes of the moratorium, community input, revisions to the scope of work, the adopted work plan, guidance documents, and next steps.

Discussion ensued regarding data collection and implementation, identifying uses that contribute more PFAS, seeing a greater emphasis on green space standards, consultation with the Tribe, additions to the work plan, review proposal for prohibited and restrictive uses, a timeline of future Commission reviews, and the best available science.

2. Comprehensive Plan Update

Atkinson presented an update on new planning requirements for the Housing Element of the One Tacoma Plan, based on the implementation of House Bill (HB) 1220, adopted in 2021, amending the Growth Management Act (GMA), including what is new in the GMA, how housing targets are set, HB 1220 - modified housing targets, HB 1220 - affordability, Tacoma's affordable housing targets, and HB 1220 - racial disparities.

Discussion ensued regarding Tacoma's housing supply, permanently supportive housing (PSH), percent area median income, and a policy standpoint on housing targets.

Atkinson provided an overview of HB 1181, pertaining to new requirements for a climate element of local comprehensive plans, including GMA goals, specific planning requirements, climate elements, and Commission prioritization.

The Commission provided feedback regarding their top priorities, including existing preservation, Commercial Zoning Update, South Tacoma Health Assessment and land use review, Economic Green Zone, Major Institutional Campus - master planning, Portland Ave Corridor Plan, Downtown Plan Integration, and Street Typology updates.

The Planning Commission recessed at 6:51 p.m. and reconvened at 7:00 p.m.

3. Home In Tacoma Project – Phase 2

Elliott Barnett, Senior Planner, presented the Home In Tacoma package, including an overview of round 2 engagement, direction for zoning framework, HB 1110, adjustments to the initial zoning package, other adjustments to standards and bonuses, coordination with 2024 Amendments, and a revised project schedule.

The commission discussed parking requirements, parks and recreation, mid-scale residential zones against I-5, buffers, high-frequency corridors, complete neighborhood features, unit size and scale, and micro units.

G. Upcoming Meetings (Tentative Agendas)

(1) July 5, 2023 – cancelled

(2) Agenda for the July 19, 2023, meeting includes:

- Interim Vice-Chair Election
- Urban Design Review Program
- Neighborhood Planning Program – Proctor Neighborhood Plan

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Manager, informed the commission that the City Council adopted a resolution directing the Planning Commission and Landmarks Preservation Commission to determine if a moratorium on nomination and designation of Historic Special Review and Conservation Districts is warranted.

Boudet noted that discussions are underway to determine the size of the Transportation Commission-Planning Commission Joint Transit-Oriented Development (TOD) Task Force and asked the Commission if anyone would be interested in serving. Commissioner Dorner expressed interest.

Boudet and Chair Karnes thanked Vice-Chair Strobel for his service on the Commission.

I. Adjournment

The meeting was adjourned at 7:54 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*
http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/