



MINUTES

(Approved on April 5, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, October 19, 2022, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo (arrived at 5:15 p.m.), Matthew Martenson, Brett Santhuff, Anthony Steele, Alyssa Torrez

ABSENT: N/A

A. Call to Order

Chair Karnes called the meeting to order at 5:01 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 Santhuff seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Senior Planner, reported that two comments were received - one comment regarding the Home In Tacoma Project and one regarding the Urban Design Review Program.

E. Disclosure of Contacts

Vice-Chair Strobel recused himself from the Tideflats Subarea Plan discussion.

F. Discussion Items

1. Home In Tacoma Phase 2

Elliott Barnett, Senior Planner, presented the Home In Tacoma Project Phase 2 update, including the Affordable housing action strategy, project milestones, major project elements, and a summary of key themes from Planning Commission input.

Commissioner Marlo arrived here at 5:15 p.m.

Vice-Chair Strobel and Commissioner Krehbiel provided comments regarding key themes, including transit areas, corridors, and sustainability and climate goals.

Mr. Barnett presented the Infrastructure, Planning, and Sustainability Committee (IPS) input and growth scenarios.

Commissioners provided feedback regarding IPS's recommendation, how to provide materials to the public, the growth scenarios, and equity between council districts.

Mr. Barnett reviewed the proposed guiding principles for establishing a zoning framework, how zoning reflects residential patterns, the initial focus for study for developing zoning alternatives, proposed evaluation criteria, and the engagement strategy approach.

Discussion ensued regarding growth scenarios, the level of granularity expected from growth estimates, evaluation criteria, focusing on quality during the study, zoning areas, identifying benchmark goals, parking, and engagement themes.

The Planning Commission recessed at 6:00 p.m. and reconvened at 6:05 p.m.

2. Urban Design Review Program

Stephen Antupit, Senior Planner, and Carl Metz, Senior Planner, presented the Urban Design Review Program update, including a project overview, a summary of the online community engagement, survey questions and responses, comments, staff's conclusions, and next steps.

The Commission discussed how design guidelines are chosen for specific projects, amenities considered as part of the design review, the schedule, survey results, concerns of potentially replaying issues that have happened in neighboring jurisdictions, measuring the resources and services available for a proposed project, if there will be exemptions for affordable housing projects, and incentives for more open space.

3. Tideflats Subarea Plan and EIS

Stephen Atkinson, Principal Planner, presented the Tideflats Subarea Plan and EIS update, including recent City Council action, range of alternatives, elements of alternatives, the basis of proposed alternatives, the scoping notice and engagement, an overview of scoping comments received, next steps, and policy development and engagement.

Discussion ensued regarding the Commission's recommendation to explore the return of land ownership and management, land use changes, and organization contacts.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the November 2, 2022, (hybrid) meeting includes:

- College Park Historic Special Review District
- 2023 Amendment – "Mor Furniture"
- McKinley Neighborhood Plan
- Pacific Avenue Corridor Subarea Plan & EIS ("Picture Pac Ave")

(2) Agenda for the November 16, 2022, (hybrid) meeting includes:

- South Tacoma Groundwater Protection District – Moratorium and Code Amendments
- 2023 Amendment – "Electric Fences"
- 2023 Amendment – "Shipping Containers"

(3) Agenda for the December 7, 2022 (hybrid) meeting includes:

- Capital Facilities Program Update
- Home In Tacoma 2
- 2023 Amendment – "Minor Plan and Code Amendments"

(4) Agenda for the December 21, 2022 (hybrid) meeting includes:

- 2023 Amendment – "Delivery-Only Businesses"
- 2024 GMA Update
- 2022 Year-in-Review and 2023 Outlook

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:25 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/