



MINUTES

(Approved on December 6, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, October 18, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Jordan Rash, Brett Santhuff

ABSENT: Sandesh Sadalge

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 Steele moved to approve the agenda as submitted. Commissioner Marlo seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes for approval.

D. Public Comments

Brian Boudet, Planning Manager, reported that five written comments were received regarding Home In Tacoma.

No individuals addressed the Planning Commission.

Public Comment ended at 5:03 p.m.

E. Disclosure of Contacts and Recusals

Commissioner Marlo disclosed that she spoke with staff regarding the UDPR process and collaborated on a green building departure.

Chair Karnes disclosed that he provided the agenda packet to Matt Stevens, Co-Chair of the Transportation Commission.

F. Discussion Items

1. Urban Design Project Review (UDPR)

Stephen Antupit, Senior Planner, and Carl Metz, Senior Planner, provided an overview of the draft Urban Design Project Review package, including a project outline; stakeholder engagement; and updated revisions on design departures, the Urban Design Board composition, amenity space revisions and reductions, and the Urban Design Project Review Manual.

Commissioners requested clarification and provided feedback throughout regarding the composition of the Urban Design Board, reduction or removal of the park proximity requirement, height bonuses, dark sky best practices, application and board review process, and landscape plans and landscape management plans.

Vice-Chair Steele moved to amend the section regarding the board composition to include that all members be residents of Tacoma. Commissioner Marlo seconded the motion.

Discussion ensued regarding the importance of having someone who lives in Tacoma make the design decisions for Tacoma and circumstances that make a residency obligation difficult.

The motion failed with the following votes:

Ayes: 1 – Steele

Nays: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Rash, Santhuff

Commissioner Marlo moved to approve the revised recommendation letter and the Findings of Fact and Recommendations Report with suggested edits, and forward to the City Council. Commissioner Santhuff seconded the motion.

Discussion ensued regarding the history of this process, the potential of the review process becoming a barrier, delivering housing, board composition, and state guardrails.

The motion passed unanimously.

Antupit outlined the schedule moving forward.

The Planning Commission recessed at 6:07 p.m. and reconvened at 6:14 p.m.

2. Home In Tacoma – Phase 2

Elliott Barnett, Senior Planner, introduced Tyler Bump, ECONorthwest; Ted Richardson, Office of Strategy; Debbie Bingham, Business and Economic Development Program Manager; and Heidi Burbidge, Principal Housing Analyst.

Barnett presented the revised project schedule, objectives, and the Multifamily Tax Exemption (MFTE).

The commission discussed the MFTE and whether it should be extended to multifamily high-density areas along with mid-scale residential areas.

Barnett, Richardson, and Bump provided background on affordability, anti-displacement, and the bonus program; bonus program observations; the recommendation for affordability targeting; the baseline feasibility analysis; and potential public benefit.

The Commission provided feedback regarding what public benefits should be promoted through the bonus program and affordability levels in UR-1, UR-2, and UR-3, particularly for ownership.

The Planning Commission recessed at 7:45 p.m. and reconvened at 7:51 p.m.

Barnett presented the proposed parking standards and reduced parking area (RPA).

The Commission discussed the importance of including a streets overlay on all maps moving forward.

The Commission provided feedback on the potential reduced parking area map, proposed parking requirements by zoning district, and if the RPA should be extended to ½-mile or ¼-mile.

3. Annual Report 2022-2023 and Work Program 2023-2025

Vice-Chair Steele moved to postpone the annual report and work program discussion item. Commissioner Martenson seconded the motion. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

This item was not addressed.

I. Communication Items

This item was not addressed.

J. Adjournment

The meeting was adjourned at 8:42 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/