



MINUTES

(Approved on September 3, 2025)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, March 19, 2025, 5:00 p.m.

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

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

Commissioner Krehbiel moved to approve the agenda. Commissioner Marlo seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

No written comments were received for public comment.

No individuals addressed the Planning Commission.

Public comment ended at 5:04 p.m.

E. Disclosure of Contacts and Recusals

Commissioners Marlo and Krehbiel and Chair Karnes disclosed that they attended a meeting on social housing hosted by Tacoma for All.

F. Discussion Item

1. Tideflats Subarea Plan

Stephen Atkinson, Principal Planner, provided introductory remarks. Mayor Woodards and Council Member Walker provided feedback on the subarea planning process.

Atkinson presented the Tideflats Steering Committee's recommendation, including the study area, policy framework, the planning process, plan themes, timeline, community engagement, an overview of the draft plan, One Tacoma Comprehensive Plan amendments, Title 19 amendments, Title 13 amendments, and next steps.

Discussion ensued regarding the MIC designation, the transition area, potential restoration opportunities, use table in the Title 13 amendments, providing recommendations to the City Council, and consistency with the City's Vision.

The Planning Commission recessed at 6:31 p.m. and reconvened at 6:37 p.m.

2. One Tacoma Comprehensive Plan Update

Alyssa Torrez, Senior Planner, and Atkinson provided a debrief of the recent public hearing on the draft One Tacoma Comprehensive Plan, including community engagement, comment themes, responses to the Commission's questions, staff recommended amendments, PSRC checklist, and next steps.

Discussion ensued throughout regarding recommendations from the Transportation Commission, affordable housing production, staff recommended amendments, the concept of a land value tax, airport compatibility, social housing, the Link Light Rail, definition of a commercial district, economic greenzone, homelessness strategy, greenspace in regional growth centers, parking lots, environmental justice, watershed conditions, revenue sources for subsidized housing, utilizing solar, home ownership strategies, retail, tree strategies, renter protections, right-of-way standards, waterfront access, low impact development, protected bike lanes, and declaring internet as an essential service.

3. Minor Amendments to the Land Use Regulatory Code

Commission Krehbiel moved to postpone the third discussion item. Commissioner Swinford seconded the motion. The motion passed unanimously.

This item was postponed to the next meeting.

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 7:59 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: <https://tacoma.gov/planningcommission>*