



MINUTES

(Approved as amended on January 21, 2026)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, April 16, 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 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

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

C. Approval of Minutes

Commissioner Dorner moved to approve the October 2 and October 16, 2024, meeting minutes as submitted. Vice-Chair Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Four written comments were received for public comment regarding the South Tacoma Groundwater Protection District code update and the One Tacoma Comprehensive Plan update.

The following individuals addressed the Planning Commission [regarding the Link Light Rail Extension opportunity on South 19th Street in the One Tacoma Plan](#):

1. Bishop Michael Doss
2. Ed Jacobs
3. Reverend Michael Roberts
4. Wanda Griffin
5. Kimberly Sells
6. Spencer Barrett
7. Aria

Public comment ended at 5:17 p.m.

E. Disclosure of Contacts and Recusals

Vice-Chair Steele disclosed that he has had conversations regarding the 19th Street corridor with various community members and business owners.

F. Discussion Item

1. South Tacoma Neighborhood Plan – Recommendation

Lauren Hoogkamer, Principal Planner, and Anneka Olson, Senior Planner, joined by two community members Casey Catherwood and Melodie Knight, presented the South Tacoma Neighborhood Plan, including lessons learned, coordination and policy alignment, an engagement summary, plan vision and goals, implementation strategy, and next steps.

Discussion ensued throughout regarding appreciation for the program, budget, and tree planting.

Commissioner Krehbiel moved to release the South Tacoma Neighborhood Plan and recommendation letter to the City Council. Vice-Chair Steele seconded the motion.

Discussion ensued regarding modifications to the recommendation letter, including adding the Commission's view on the Neighborhood Planning Program and the Booster Project.

The motion passed unanimously.

2. South Tacoma Groundwater Protection District – Release for Public Review

Maryam Moeinian, Senior Planner; Adam Nolan, Senior Planner; Dana Deleon, Environmental Services; and Esther Beaumier, Tacoma Pierce County Health Department, provided an overview of the South Tacoma Groundwater Protection District code, including background, the updated work plan, state regulations, Code recommendations, outreach and engagement, and next steps.

Discussion ensued regarding underground and above ground storage tanks, simplifying information for the public, marijuana processing plants, mapping of the aquifer and protection district, drinking water sources.

Vice-Chair Steele moved to release the draft code amendments for the STGPD for public review and set a hearing date for May 21, 2025, at 6 p.m. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

The Planning Commission recessed at 6:44 p.m. and reconvened at 6:52 p.m.

3. One Tacoma Comprehensive Plan Update– Amendment Review

Carrie Wilhelme, Principal Transportation Planner, and Stephen Atkinson, Principal Planner, outlined the Transportation and Mobility Plan (TMP) section of the One Tacoma Comprehensive Plan update, and facilitated discussions on Commissioner-proposed amendments.

Discussion ensued regarding proposed amendments 1-3 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 1-3. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 4-5 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 4 and 5. Commissioner Swinford seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 6-7 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 6 and 7. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 8-9 to the TMP.

Vice-Chair Steele moved to accept staff's recommendations for amendments 8 and 9. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 10-11 to the TMP.

Commissioner Martenson moved to accept staff's recommendations for amendments 10 and 11. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Commissioner Marlo rescinded her amendment regarding protected bike lanes.

Discussion ensued regarding Commissioner Dorner's amendment to add a new policy in the Growth Strategy element.

Commissioner Krehbiel moved to accept staff's recommendations for Commissioner Dorner's amendment. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding Commissioners Krehbiel and Marlo's amendment in the Growth Strategy element to add a new policy on increased responsibility in the public right of way.

Vice-Chair Steele moved to accept staff's recommendations for Commissioners Krehbiel and Marlo's amendment. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding an amendment in the Complete Neighborhoods element to replace policy CN 3.2.

Vice-Chair Steele moved to accept staff's recommendations, with the modification to add the word "visibility" to read "...location, size, visibility, and quantity...". Commissioner Dorner seconded the motion.

Discussion ensued regarding concerns with impacts to development community and the promotion of commerce.

The motion failed with the following votes:

Aye: 2 – Dorner, Steele

Nay: 6 – Krehbiel, Marlo, Martenson, Rash, Swinford, Karnes

Commissioner Krehbiel moved to accept staff's recommendations for the amendment in the Complete Neighborhoods element. Commissioner Martenson seconded the motion. The motion passed with the following votes:

Ayes: 6 – Krehbiel, Marlo, Martenson, Rash, Swinford, Karnes

Nays: 2 – Dorner, Steele

H. Upcoming Meetings (Tentative Agendas)

(1) Tentative Agenda for the April 23, 2025, special meeting includes:

- Minor Amendments – Recommendation
- One Tacoma Plan Update – Recommendation

This item was not addressed.

I. Communication Items

This item was not addressed.

J. Adjournment

The meeting was adjourned at 8:09 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>*