



MINUTES

(Approved on August 6, 2025)

MEETING: Regular Meeting (hybrid)

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

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

ABSENT: Brett Marlo

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 Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

Vice-Chair Steele moved to approve the July 17 and August 7, 2024, meeting minutes. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

No written comments were received for public comment.

No individuals addressed the Planning Commission.

Public comment ended at 5:02 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. One Tacoma Comprehensive Plan Update

Stephen Atkinson, Principal Planner, presented the draft One Tacoma Comprehensive Plan, including an outline of the core elements, how the plan is used and implemented, state and regional planning requirements, the project timeline, coordinated engagement, proposed vision statement, focus areas, policy areas, equity outcomes, actions, community representations, and elements that respond to community concerns. Carrie Wilhelme, Principal Transportation Planner, outlined the Transportation and Mobility Plan updates. Atkinson reviewed the next steps and the upcoming public hearing and engagement.

Discussion ensued regarding the amendment process, focus areas, food deserts, mapping, parking and growth impacts, and action prioritization.

Commissioner Krehbiel moved to release the draft for public review and comment through March 7, 2025, and set a public hearing for March 5, 2025, at 6:00 p.m. Vice-Chair Steele seconded the motion. The motion passed unanimously.

2. 2025 Amendment – “Minor Plan and Code Amendments”

Carl Metz, Senior Planner, presented the “Minor Plan and Code Amendments” Application as part of the 2025 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including background, the scope of work, Land Use Permit Code enforcement, pedestrian streets, retail marijuana limits, electric fence requirements, building design mass reduction, and next steps.

Discussion ensued throughout regarding pedestrian streets, the Social Equity Program and the number of allowable retail marijuana stores, and electric fence requirements.

Commissioner Martenson moved to strike amendment 10, regarding the electric fence perimeter fence, from the package. Vice-Chair Steele seconded the motion. The motion carried with the following votes:

Ayes: 6 – Dorner, Krehbiel, Martenson, Rash, Steele, Karnes

Nays: 1 – Swinford

Commissioner Krehbiel moved to release the “Minor Plan and Code Amendments” Staff Report & Exhibits as amended for public review, set March 5, 2025, as the date for a public hearing, and set March 7, 2025, at 5:00 pm as the deadline for written comments. Commissioner Rash seconded the motion. The motion passed with the following votes:

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

Nays: 1 – Steele

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the February 19, 2025, meeting includes:

- Planning Commission Annual Report and Work Program – Mid-Cycle Update
- Tideflats Subarea Plan and EIS
- South Tacoma Neighborhood Plan

(2) Agenda for the March 5, 2025, meeting includes:

- South Tacoma Groundwater Protection District Code Update
- One Tacoma Comprehensive Plan Update – Public Hearing
- Minor Amendments – Public Hearing

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

J. Adjournment

The meeting was adjourned at 6:41 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>*