



City of Tacoma  
Planning Commission

Christopher Karnes, Chair  
Andrew Strobel, Vice-Chair  
Morgan Dorner  
Robb Krehbiel  
Brett Marlo  
Matthew Martenson  
Brett Santhuff  
Anthony Steele  
(District 4 - vacant)

## **MINUTES**

(Approved on August 16, 2023)

**MEETING:** Regular Meeting (hybrid)

**DATE/TIME:** Wednesday, May 17, 2023, 5:00 p.m.

**PRESENT:** Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Anthony Steele

**ABSENT:** Brett Santhuff

### **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. Vice-Chair Strobel seconded the motion. The motion passed unanimously.*

### **C. Approval of Minutes**

There were no meeting minutes to approve.

### **D. Public Comments**

Stephen Atkinson, Principal Planner, reported that one written comment was received regarding the Home In Tacoma Project.

No individuals addressed the Planning Commission.

Public Comment ended at 5:01 p.m.

### **E. Disclosure of Contacts and Recusals**

Vice-Chair Strobel disclosed that a landowner reached out to him regarding the Home in Tacoma Project.

Commissioner Steele disclosed that he owns a commercial kitchen but has no financial gain or loss from any decision made regarding the delivery-only amendment.

### **F. Discussion Items**

#### **1. 2023 Amendment Package Recommendation**

Atkinson outlined the package, including a timeline of the 2023 amendment process for the One Tacoma Comprehensive Plan and Land Use Regulatory Code.

Adam Nolan, Associate Planner, reviewed the draft recommendation regarding Exhibit 1 – the “Mor Furniture” application.

*Vice-Chair Strobel moved to not recommend for adoption Exhibit 1a; to recommend for adoption Exhibit 1b; and recommend further consideration of South Tacoma land use and health impacts, safe routes to schools, I-5 land use compatibility, and air quality. Commissioner Krehbiel seconded the motion.*

Discussion ensued regarding public opposition to the amendment, evaluating and analyzing impacts of a project, avoiding using Commission processes for potential land speculation process, and the importance of air quality as an environmental consideration.

*The motion passed unanimously.*

Jana Magoon, Land Use Manager, outlined the draft recommendation regarding Exhibit 2 – the “Electric Fences” application.

*Vice-Chair Strobel moved to deny the “Electric Fences” application in the recommendation to City Council. Commissioner Steele seconded the motion.*

Discussion ensued regarding fence safety, other security measures, limiting electric fence use to outdoor storage facilities, fences in pedestrian areas, land uses that permit outdoor storage, and Code applicability.

*The motion passed unanimously.*

Magoon outlined the draft recommendation regarding Exhibit 3 – the “Shipping Containers” application.

*Commissioner Steele moved to recommend Exhibit 3 for adoption. Vice-Chair Strobel seconded the motion.*

Discussion ensued regarding the need for shipping containers, narrowing the scope, future consideration of additional uses, and fulfilling the Council’s request.

*The motion passed with the following votes:*

*Ayes: 6 – Dorner, Karnes, Krehbiel, Marlo, Steele, Strobel*

*Nays: 1 – Martenson*

Nolan outlined the draft recommendation regarding Exhibit 4 – the “Delivery-Only Retail Businesses” application.

*Commissioner Dorner moved to adopt Exhibit 4. Vice-Chair Strobel seconded the motion.*

Discussion ensued regarding the requirement for a direct-to-customer sale component, “retail” versus “commissary kitchen”, and pedestrian streets.

*The motion passed with the following votes:*

*Ayes: 6 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Strobel*

*Nays: 1 – Steele*

Atkinson presented the draft recommendation regarding Exhibit 5 – the “Commercial Zoning Update” application.

*Commissioner Steele moved to adopt Exhibit 5 and additional recommendation to expand the multi-family tax exemption (MFTE) program to neighborhood commercial nodes (as adopted in Ordinance 28798) and conduct a comprehensive commercial zoning review as part of the Comprehensive Plan update. Vice-Chair Strobel seconded the motion.*

Discussion ensued regarding the expansion of the MFTE program and commercial nodes.

*The motion passed unanimously.*

Nolan outlined the draft recommendation regarding Exhibit 6 – the Minor Plan and Code Amendments.

*Vice-Chair Strobel moved to adopt Exhibit 6. Commissioner Steele seconded the motion. The motion passed unanimously.*

Atkinson outlined the draft letter and requested a motion on the full package.

*Commissioner Marlo moved to approve the final amendment package with the letter with final edits made by Staff, Chair, and Vice-Chair and forward to the full City Council. Commissioner Steele seconded the motion. The motion passed unanimously.*

The Planning Commission recessed at 6:03 pm and reconvened at 6:08 p.m.

## **2. Home In Tacoma Project – Phase 2**

Elliott Barnett, Senior Planner, presented an overview of Home in Tacoma – Phase 2, including the Affordable Housing Action Strategy (AHAS), Phase 1 outcomes, community engagement, initial zoning, hybrid zoning framework, housing types, low-scale zoning districts, mid-scale zoning districts, initial standards, affordability and anti-displacement, State bill actions relevant to Home In Tacoma, and options for Home In Tacoma.

The Commission provided feedback and requested clarification on the implementation timeline, the applicability of the State's parking requirements, differences between the proposed low-scale zoning districts, the need for accessibility improvements, affordability, frequently asked questions, accessory dwelling unit (ADU) height requirement, zoning classifications and density caps, environmental impact statement (EIS) review, and State Environmental Policy Act (SEPA) exemptions.

## **G. Upcoming Meetings (Tentative Agendas)**

(1) Agenda for the June 7, 2023, meeting includes:

- Urban Design Review
- Pacific Avenue Corridor Subarea Plan & EIS ("Picture Pac Ave")

(2) Agenda for the June 21, 2023, meeting includes:

- STGPD Code Amendment
- Comprehensive Plan Update

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

## **I. Adjournment**

The meeting was adjourned at 7:06 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)