



## MINUTES

(Approved on August 2, 2023)

**MEETING:** Regular Meeting (hybrid)

**DATE/TIME:** Wednesday, April 19, 2023, 5:00 p.m.

**PRESENT:** Christopher Karnes (Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Brett Santhuff, Anthony Steele

**ABSENT:** Andrew Strobel (Vice-Chair)

### **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**

- November 16, 2022
- December 7, 2022
- January 4, 2023

*Commissioner Krehbiel moved to approve the November 16, 2022; December 7, 2022; and January 4, 2023, meeting minutes as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.*

### **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 5:02 p.m.

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

There were no disclosures of contacts or recusals.

### **F. Discussion Items**

#### **1. 2023 Amendment Package Debriefing – “Mor Furniture”, “Delivery-Only Businesses”, “Commercial Zoning Code Update”, and “Minor Amendments”**

Adam Nolan, Associate Planner, outlined the timeline and provided an overview of the testimony received at the public hearing and through April 7, 2023, air quality concerns, buffer considerations, and next steps regarding the “Mor Furniture Land Use Designation Change” application of the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code.

The Commission provided feedback and concerns regarding the designation change, potential traffic impacts, community needs, buffer opportunities and considerations, the current land use designation, air quality, zonal transitions, the future land use map, and opportunities for amendments on the package.

The Planning Commission experienced technical difficulties and recessed at 5:34 p.m. The Commission reconvened at 5:42 p.m.

Nolan outlined public comments and next steps concerning the “Delivery-Only Retail Business” application.

The Commission provided feedback regarding the analysis and key policy issues to better accommodate those businesses.

Wesley Rhodes, Senior Planner, outlined the public comments and next steps concerning the “Commercial Zoning Update Phase I” application.

Chair Karnes asked about maximum setbacks.

Nolan outlined the “Minor Plan and Code Amendments” application.

The Commission provided feedback on commission membership and home address signage.

Nolan reviewed the next steps for the 2023 Annual Amendment process.

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

Brian Boudet, Planning Manager, provided a summary of the recent state legislature on housing issues, including House Bill 1110.

Elliott Barnett, Senior Planner, reviewed Track 1 – Zoning of the Home In Tacoma package, including zoning, areas not included, View Sensitive District (VSD) overlay, criteria for VSD designation, and initial analysis and direction.

Discussion ensued regarding a potential VSD expansion, height requirements, zoning major institutions and parks as low-scale, establishing a Passive Open Space Overlay District, and using “middle housing” terminology.

Barnett outlined Track 2 – Standards, noting open space/yards, parking, and trees/landscaping.

The commission provided input regarding a potential fee-in-lieu program, setbacks, removing residential buffers, shared open space, stormwater management, varying parking requirements across districts, reducing parking requirements per unit, parking exemptions, tree canopy goals, creative designs, transportation options, limitations to low-maintenance landscaping (hardscaping), soil standards, and emphasizing native trees.

Barnett presented Track 3 – Bonuses, including affordability and anti-displacement, existing affordability tools, overall guidance and objectives, mandatory versus voluntary programs, the Equity Index, and public benefits.

The commission provided input on what bonuses should be offered and what public benefits should be promoted through bonuses.

## **3. Draft Letter on Joint Transit Oriented Development Task Force with Transportation Commission**

*Commissioner Krehbiel moved to postpone the draft letter on a Joint Transit Oriented Development Task Force with the Transportation Commission to the next meeting. Commissioner Santhuff seconded the motion. The motion passed unanimously.*

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

(1) Agenda for the May 3, 2023, meeting includes:

- 2023 Amendment Package Debriefing – “Electric Fences” & “Shipping Containers”

(2) Agenda for the May 17, 2023, meeting includes:

- Urban Design Review Program
- 2023 Amendment Package – Recommendation

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

## **I. Adjournment**

The meeting was adjourned at 7:50 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/)