



MINUTES

(Approved on January 21, 2026)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, April 2, 2025, 5:00 p.m.

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

ABSENT: Matthew Martenson

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 Krehbiel moved to postpone Discussion Item F2 to a later date and approve the agenda as amended. Commissioner Marlo seconded the motion. The motion passed with the following votes:

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

Abstain: 1 – Steele

C. Approval of Minutes

Vice-Chair Steele moved to approve the September 4 and September 18, 2024, meeting minutes as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

Two written comments were received for public comment, one regarding the Minor Amendments and one regarding the South Tacoma Groundwater Protection District.

The following individuals addressed the Planning Commission:

1. Kit Burns
2. Cathie Urwin

Public comment ended at 5:13 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. Minor Amendments to the Land Use Regulatory Code – Public Hearing Debrief

Carl Metz, Senior Planner, provided an overview of the minor amendments to the Land Use Regulatory Code, focusing on pedestrian street designations, split zoning, retail marijuana limits, and Home In Tacoma-related amendments.

Discussion ensued regarding the retail marijuana limits, day care center use, backyard building setbacks, separate entrances for ADUs, front-loading garages, and the split-zoning provisions.

2. South Tacoma Groundwater Protection District

This item was postponed to a later meeting.

3. One Tacoma Comprehensive Plan Update– Amendment Review

Atkinson, Principal Planner, outlined commissioner-proposed amendments to the draft One Tacoma Comprehensive Plan and staff thoughts/suggestions for each.

Discussion ensued regarding amendments 1-6 to the Growth Strategy element.

Commissioner Dorner moved to approve amendments 1-6 to the Growth Strategy Chapter as discussed. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 7-9 to the Public Facilities and Services element.

Commissioner Krehbiel moved to approve amendments 7-9 to the Public Facilities and Services element as discussed. Commissioner Marlo seconded the motion. The motion passed unanimously.

Commissioner Krehbiel moved to approve amendment 10 to the Complete Neighborhoods element and postpone amendment 11 as proposed. Commissioner Dorner seconded the motion.

Discussion ensued regarding amendments 10-11 to the Complete Neighborhoods element.

The motion passed with the following votes:

Ayes: 6 – Dorner, Karnes, Krehbiel, Marlo, Steele, Swinford

Abstain: 1 – Rash

Discussion ensued regarding amendments 12-15 to the Housing element.

Commissioner Dorner moved to approve amendments 12-15 to the Housing element as discussed including combining policies regarding social housing. Commissioner Steele seconded the motion. The motion passed unanimously.

The Planning Commission recessed at 7:09 p.m. and reconvened at 7:16 p.m.

Commissioner Swinford moved to hold a special meeting of the Planning Commission on April 23, 2025. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 16-21 to the Economic Development element.

Commissioner Krehbiel moved to approve amendments 17-21 to the Economic Development element as discussed and postponing amendment 16 for further discussion. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 22-33 to the Environment and Watershed Health element.

Vice-Chair Steele moved to approve amendments 22-24 and 26-33 to the Environment and Watershed Health element as discussed, postponing amendment 25. Commissioner Swinford seconded the motion. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

(2) Agenda for the April 16, 2025, meeting includes:

- South Tacoma Neighborhood Plan – Recommendation
- South Tacoma Groundwater District – Release for Public Review
- One Tacoma Comprehensive Plan Update

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

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

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, provided an update on the Tacoma Dome Link Extension and the upcoming expiration of Commissioner Terms.

J. Adjournment

The meeting was adjourned at 8:08 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>*