



MINUTES

(Approved on June 7, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, February 15, 2023, 5:00 p.m.

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

ABSENT: N/A

A. Call to Order

Chair Karnes called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Strobel moved to approve the agenda as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- August 17, 2022
- September 7, 2022
- September 21, 2022

Vice-Chair Strobel moved to approve the minutes of the August 17, September 7, and September 21, 2022, meetings. Commissioner Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that no written comments were received.

Speaking before the Planning Commission:

1. Charlie Brown, speaking on electric fences.

Public Comment ended at 5:08 p.m.

E. Disclosure of Contacts and Recusals

Commissioner Steele disclosed that he spoke with the pastor of the Church of the Living God regarding shipping containers.

F. Discussion Items

1. 2023 Amendment – Electric Fences

Atkinson provided an overview of the 2023 Annual Amendment process, timeline, and docket.

Jana Magoon, Land Use Manager, presented the staff report and proposed code changes for the “Electric Fences” application, including an overview and background on the application, issues, and an outline of the recommendations and additional considerations.

The Commission provided feedback and requested clarification on zones and locations on the property where the code would apply, variances and how they are applied, fence appearance, height requirements,

the definition of transparency, voltage limits, language in the code related to non-electric fences, prohibited critical areas, visual aids, clarity around barbed and razor wire, types of electrified fences, and a five-foot setback from sidewalks.

Vice-Chair Strobel moved to include, as part of the public review packet, a change to include a five-foot setback from the sidewalk. Commissioner Steele seconded the motion. The motion passed unanimously.

Vice-Chair Strobel moved to release the “Electric Fence” amendment packet, as amended, for public review and set a public hearing to be determined. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding the distance between the electric fence and property lines.

Vice-Chair Strobel moved to reconsider the motion to release the “Electric Fences” amendment packet. Commissioner Martenson seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Marlo, Martenson, Santhuff, Steele, Strobel

Abstain: 1 – Krehbiel

Vice-Chair Strobel moved to release the “Electric Fence” amendment packet, as amended, for public review and set a public hearing to be determined. Commissioner Krehbiel seconded the motion.

Discussion ensued regarding electrified fences placed on property lines.

Commissioner Martenson moved to amend the packet to include language of a five-foot setback from the property line, as well as the sidewalk. Vice-Chair Strobel seconded the motion to amend.

Discussion ensued concerns of setbacks.

The motion to amend passed unanimously.

The motion to release the packet for public review, as amended, passed unanimously.

The Planning Commission recessed at 5:58 p.m. and reconvened at 6:06 p.m.

2. 2023 Amendment – Shipping Containers

Magoon presented the staff report and exhibit for the “Shipping Containers” application, including background, issues, and an outline of the recommendations and additional considerations.

The commission requested clarification and provided feedback regarding setbacks, types of screening allowed, limiting the number of shipping containers on individual sites, allowing shipping containers as an accessory use, Conditional Use versus Temporary Use, design standards for accessory structures, building standards, and minor versus major conditional use thresholds.

Commissioner Santhuff moved to release the “Shipping Containers” staff report and exhibit package for public review and to incorporate the following elements: a five-foot setback from rear and side property lines, a screening option of a vegetative buffer to include existing or new landscaping, and a prohibition on stacking shipping containers. Vice-Chair Strobel seconded the motion.

Discussion ensued regarding existing containers in R-2.

The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Santhuff, Strobel

Abstain: 1 – Steele

3. 2023 Amendment – Delivery-Only Businesses

Adam Nolan, Associate Planner, provided an update on the status of the analysis of the “Delivery-Only Business” application for the 2023 Annual Amendment, including background; characteristics, potential impacts, and opportunities; responses to previous comments from the Commission; examples; staff options; Commission considerations; and next steps.

The Commission requested clarification and provided feedback on the definition of “delivery-only businesses” and how to categorize it, retail versus food establishment consideration, minimum standards in the code, trip generation and how to reduce impacts from delivery drivers, provision for a direct-to-

customer component on pedestrian streets, consideration for drive-throughs and how they apply to commissary kitchens, and pedestrian safety.

The Planning Commission recessed at 7:21 p.m. and reconvened at 7:27 p.m.

4. 2023 Amendment – Commercial Zoning Update

Wesley Rhodes, Senior Planner, presented the proposed code updates as part of Phase I of the “City-wide Commercial Zoning Code Update” application for the 2023 Annual Amendment, including the phased approach, background, key issues studied that do not require code updates, major themes found, recommended code updates, and next steps.

The Commission discussed maximum setback standards on designated streets, applying design standards by use, the basis of determining that code updates were not required on certain issues, the Multi-Family Property Tax Exemption Program (MFTE), and landscape standards for tree canopy goals.

Commissioner Steele moved to release the “Commercial Zoning Update” application for public review and set a public hearing to be determined. Commissioner Krehbiel seconded the motion.

Discussion ensued regarding the clarification of exhibits.

The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the March 1, 2023, meeting includes:
 - 2023 Amendment – Delivery-Only Businesses
 - 2023 Amendment – Minor Amendments
 - 2023 Amendment Package
- (2) Agenda for the March 15, 2023, meeting includes:
 - Urban Design Review Program
 - Home In Tacoma Project Phase 2

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Chair Karnes reported that he attended the first Picture Pac Ave Advisory Group meeting, and the group discussed the timeline and process.

Commissioner Steele reported that the Facility Advisory Committee will start touring city-owned properties on February 18, 2023.

I. Adjournment

The meeting was adjourned at 7:54 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/*