



MINUTES

(Approved on September 18, 2024)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, March 20, 2024, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Matthew Martenson, Jordan Rash, Sandesh Sadalge, Brett Santhuff

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

There were no meeting minutes to approve.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that one written comment was received regarding permitting activity.

The following individuals addressed the Planning Commission

1. Kit Burns

Public Comment ended at 5:06 p.m.

Council Member Walker addressed the Commission.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. 2025-2030 Capital Facilities Program Process

Nick Anderson, Office of Management and Budget, presented the Capital Facilities Program (CFP) process, including what the CFP is, the Capital Planning "Solar System", CFP roles, and the 2024 process, noting the schedule and next steps.

The Commission provided feedback regarding discussion time for the Commission, scheduling elements, improvements in the plan, significant needs related to public facilities, the "Solar System", and feedback from the Transportation Commission.

2. Permitting and Development Activity Reports

Lisa Spadoni, Planning and Development Services (PDS) Natural Resources Program, presented an overview of permitting and development activity, including publicly available reports, the number of permits issued in 2019-2023, trends in the valuation of projects, monthly trends of commercial building permits and new residential permits, valuations of miscellaneous development permits, land use permits applied for in 2022-2023, examples of various projects, and other PDS highlights.

Discussion ensued regarding project materials being more available, the Natural Resources Biologist, physical signs at development sites, the Permit Advisory Task Force, the Clean Buildings Act, expanding the notice mailer radius, the permits map, delineation of retail in commercial permits, data sources, staff capacity for undertaking conditional use permits and variances, and the distinction of commercial projects versus residential projects.

The Planning Commission recessed at 6:10 p.m. and reconvened at 6:16 p.m.

3. Pacific Avenue Subarea Plan and EIS – “Picture Pac Ave”

Wesley Rhodes, Senior Planner, provided an update on the status of transit improvements along Picture Pac Ave, including partner agency updates from Pierce Transit and the Washington State Department of Transportation (WSDOT), engagement in numbers, survey results, Commission workshops, major feedback themes, key project goals, the preliminary draft alternatives, and next steps.

Discussion ensued regarding targeted engagement with the BIPOC community, Capital Improvement Grant requirements, demographic statistics, the importance of reaching non-English speaking community members, the preliminary alternatives options for the Planned Action Environmental Impact Statement (EIS), key project goals, impact fees, potential annexation areas, and jobs versus housing.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the April 3, 2024, meeting includes:

- Home In Tacoma – Phase 2 - Debrief

(2) Agenda for the April 17, 2024, meeting includes:

- Home In Tacoma – Phase 2 - Direction/Recommendation

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Atkinson noted the City Council is seeking applicants to fill the Commission’s District 2, 3, and 5 positions.

Chair Karnes reported on the TOD Task Force’s recent presentation from Spokane Transit Authority.

J. Adjournment

The meeting was adjourned at 7:23 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/