



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Payton Swinford
(District No. 4 – vacant)

MINUTES

(Approved on May 7, 2025)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, November 20, 2024, 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

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

C. Approval of Minutes

Commissioner Krehbiel moved to approve the April 17, May 1, and May 8, 2024, meeting minutes as submitted. Commissioner Dorner seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that there were no written comments received for public comment.

No individuals addressed the Planning Commission.

Public comment ended at 5:04 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. One Tacoma Comprehensive Plan Update – Economic Development

Adam Nolan, Senior Planner, and Paul Bakker, Community and Economic Development Department, presented the Economic Development Element of the One Tacoma Comprehensive Plan, including state and regional policy framework, GMA requirements, PSRC requirements, current Chapter goals, scope of work, community input, the Green Economy Strategy, development timeline, strategic objectives, priority sectors, stakeholder outreach, the Green Economy Hub, Plan integration, planned employment areas, Manufacturing/Industrial Centers (MICs), 15-minute neighborhoods, and priority outcomes for the Economic Development Element.

Discussion ensued throughout regarding the 2050 employment target, the strategy for adding grocery stores and necessities into underserved neighborhoods, the Green Economy Strategy, MICs and mitigating

impacts, the South Tacoma Economic Green Zone, disparities between where people are living and working, employment numbers, 15-minute neighborhoods, a journey to work analysis, limited commercial expansion, small-scaled warehousing, and employment demographics.

The Planning Commission recessed at 6:16 p.m. and reconvened at 6:25 p.m.

2. One Tacoma Comprehensive Plan Update – Environment (Part 1)

Maryam Moeinian, Senior Planner, introduced Brandi Lubliner and Dana Deleon from Environmental Services, and Lakecia Farmer and Kristin Lynett from the Environmental Policy and Sustainability Office.

Moeinian presented the Environment Element of the One Tacoma Comprehensive Plan, including fulfilling GMA goals, consistency with VISION 2050, community input, priority outcomes for the Environment and Watershed Health Element, key updates in the Element.

Lubliner presented the watershed planning and stormwater management, including an outline of Tacoma's watersheds and runoff, water cycle with urbanization, regulated stormwater and citywide programs, new requirements from Ecology, the Urban Watershed Protection Plan (UWPP), and recommendations for the Environment Chapter.

Discussion ensued regarding strengthening requirements, sidewalks and parks, goals of the stormwater strategy, pump stations that pass water from one basin to another, maintenance workforce, green stormwater for homeowners, partnering with the Pierce Conservation District and with large capital projects, community engagement, depaving, and the interlocal agreement with the Piece Conservation District.

Farmer presented the Climate Action Plan, including key goals, background, recommendations, and next steps.

Discussion ensued regarding climate adaptation and resiliency, electric vehicle costs and access, retrofit technology, mitigating transportation impacts, connection between TPU and the Climate Action Plan, and aligning values.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the December 4, 2024, meeting:

- Comprehensive Plan Periodic Review – Environment element (part 2); Engagement element

(1) Agenda for the December 18, 2024, joint meeting with the Transportation Commission:

- 15-Minute Neighborhoods
- High Frequency Transit Network
- Pierce Transit Long Range Plan

Vice-Chair Steele moved to cancel the January 1, 2025, Planning Commission meeting. Commissioner Dorner seconded the motion. The motion passed unanimously.

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, noted that the City Council adopted the Home In Tacoma package on November 19, 2024.

J. Adjournment

The meeting was adjourned at 7:58 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>*