



MINUTES

(Approved on February 15, 2023)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, September 21, 2022, 5:00 p.m.

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

ABSENT: Andrew Strobel (Vice-Chair), Brett Santhuff

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

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

C. Approval of Minutes

There are no meeting minutes to approve.

D. Public Comments

Mary Crabtree, Administrative Assistant, reported that five comments were received – one on the Urban Design Review Program, three on Home In Tacoma Phase 2, and one on the Planning Commission's Rules and Regulations ("Bylaws").

E. Disclosure of Contacts

Commissioner Krehbiel disclosed that he had discussions with Heidi Stephens and Sean Arent about Home In Tacoma Phase 2

F. Discussion Items

1. Urban Design Review Program – Workshop

Stephen Antupit, Senior Planner, and Carl Metz, Senior Planner, introduced consultants Kate Howe and Matt Roewe, from Via Perkins Eastman, and Project Advisory Group (PAG) members Paul Del Vecchio, Gary Knudson, Christine Phillips, John Wolters, and Obi Amobi.

Mr. Antupit and Mr. Metz presented an overview of the project and the draft guidelines structure.

Ms. Howe and Mr. Roewe outlined the workshop exercise, including the seven focus areas and guidelines summary, two sample sites, applicant-identified urban design priorities, and the "Design Approach" of those sample sites.

Commissioners and PAG members provided feedback throughout the exercise, including urban design priorities, climate responsiveness, connectivity, public realm, creating open space, integration of forms of missing middle, landscaping and vegetation, stage of review, and site planning.

Mr. Antupit reviewed the online community engagement and next steps.

The Planning Commission recessed at 6:19 p.m. and reconvened at 6:25 p.m.

2. Home In Tacoma Phase 2

Elliott Barnett, Senior Planner, introduced consultants Sandra Girgis and Brad Barnett, from Mithun, Inc. and outlined the meeting objectives and the Phase 2 scope, scope focus, and project milestones.

Ms. Girgis and Mr. Brad Barnett reviewed the project workflow, input being sought, major elements and zoning policy decisions from phase 1, low-scale residential and mid-scale residential visions, how zoning and standards reflect residential patterns, and proposed guiding principles for establishing a zoning framework.

Mr. Elliott Barnett facilitated an exercise to gather feedback and ratings on the proposed zoning guiding principles.

The commission provided observations and comments regarding the exercise, noting walkability, adding cycling and transit, adding selected amounts of each housing per district, resources, adding sustainability as a priority, and concerns of increased housing stock for renters and not owners.

Mr. Brad Barnett outlined proposed zoning categories for testing scenarios; low-scale residential types and zoning growth categories, mid-scale residential types and zoning growth categories, and understanding growth.

The commission discussed if the scenarios captured the issues and tradeoffs that were identified as priorities in Phase 1 and if there are changes to better align with the goals and policy from phase 1.

Mr. Brad Barnett reviewed the evaluation criteria.

The commission discussed if there are goals or issue areas that should be added or removed from evaluation criteria topics and if there are measures that should be considered for the evaluation criteria.

Ms. Girgis outlined the overall goals and strategies of the engagement approach.

The commission discussed if the engagement key questions focus the next round of public engagement productively.

Mr. Elliott Barnett provided concluding remarks and next steps.

3. Planning Commission's Rules and Regulations ("Bylaws")

Commissioner Steele moved to postpone this discussion item. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the October 5, 2022, (hybrid) meeting includes:
 - College Park Historic Special Review District
- (2) Agenda for the October 19, 2022, (hybrid) meeting includes:
 - South Tacoma Groundwater Protection District – Moratorium and Code Amendments
 - Tideflats Subarea Plan & EIS
- (3) Agenda for the November 2, 2022, (hybrid) meeting includes:
 - College Park Historic Special Review District
 - 2023 Amendment – “Mor Furniture”
 - Pacific Avenue Corridor Subarea Plan & EIS (“Picture Pac Ave”)
- (4) Agenda for the November 16, 2022, (hybrid) meeting includes:
 - South Tacoma Groundwater Protection District – Moratorium and Code Amendments
 - Urban Design Review Program

- 2023 Amendment – “Electric Fences”
- 2023 Amendment – “Shipping Containers”

H. Communication Items

The commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:43 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/