



MINUTES

(Approved February 16, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, January 19, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Ryan Givens, Robb Krehbiel, Anthony Steele, Andrew Strobel, Alyssa Torrez, Morgan Dörner (late)

ABSENT: Brett Santhuff

A. Call to Order

Chair Petersen called the meeting to order at 5:04 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

Doris Sorum, City Clerk, swore in newly appointed commissioners Robb Krehbiel and Anthony Steele.

B. Approval of Agenda

C. Approval of Minutes

- December 15, 2021

Vice-Chair Karnes moved to approve the agenda and the minutes of the December 15, 2021, meeting as submitted. Commissioner Steele seconded the motion.

Chair Petersen offered a friendly amendment to the agenda to include commissioner introductions at the end of the meeting. The friendly amendment was accepted.

The motion passed unanimously.

D. Public Comments

Lihuang Wung, Senior Planner, reported that no comments were received.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. 2022 Annual Amendment – Recent Council Requests

Mr. Wung provided an overview of the annual amendment process and the current 2022 Annual Amendment package, including the Comprehensive Plan, development regulations, a timeline for the 2022 Amendment, the 2022 Amendment docket, and an introduction of the recent City Council requests.

Jana Magoon, Land Use Division Manager, presented an overview of the recent City Council requests, noting Resolution Nos. 40794 – requesting the Planning Commission to review the prohibition of shipping containers – and Resolution No. 40881 – adding an application to the 2022 Land Use Regulatory Code Amendment process to consider increasing districts where electric fences are allowed. Ms. Magoon outlined the background, issues, and considerations for shipping containers and electrified fences, and reviewed next steps.

Chair Petersen expressed concern regarding the timing and asked if they can deny the request to include them in the annual amendment package. Brian Boudet, Planning Division Manager, outlined the Commissions options moving forward. Chair Petersen suggested moving forward with a letter to the City Council stating that the Commission is not comfortable moving forward with these requests in the proposed timeline.

Commissioner Strobel expressed concerns regarding the timeline, rushing weighty issues, the draft ordinance, who is initiating these requests, and public health and safety issues related to shipping containers and electrified fences.

Commissioner Givens agreed with Commissioner Strobel and offered feedback to staff, noting that it may be beneficial to look at shipping containers as interim use and that safety mechanisms should be implemented. He further stated that he is uncomfortable introducing electrified fences into neighborhoods.

Commissioner Krehbiel expressed concerns regarding how much of the community desires these items and the locations in which they would be located, noting that it may further increase equity disparities.

Commissioner Steele also expressed concerns related to the safety of electrified fences and having the proper time to review the requests.

Vice-Chair Karnes provided comments on the timeline for accepting proposals and evaluating shipping containers as a dwelling.

Commissioner Strobel suggested reaching out to the Infrastructure, Planning, and Sustainability Committee (IPS) to better understand the context and direction of the proposals.

Discussion ensued regarding the Commission's time, getting clearer direction from IPS, the current Code related to utilizing shipping containers, who initiated the electrified fence request, and next steps.

Vice-Chair Karnes moved that the Planning Commission draft a letter to the Infrastructure, Planning, and Sustainability Committee with feedback concerning Council requests under Resolution Nos. 40794 and 40881 and request a meeting to address said concerns. Commissioner Givens seconded the motion.

Discussion ensued regarding having a joint meeting with IPS, being clear on the Commission's decision, having only the Chair and Vice-Chair representing the Commission to meeting with the IPS committee, and clarifications on the letter.

The Commission agreed that the Chair and Vice-Chair will be entrusted to draft and present the letter to IPS.

The motion passed unanimously.

The Planning Commission recessed at 6:22 p.m. and reconvened at 6:27 p.m.

2. 2022 Annual Amendment – Minor Plan and Code Amendments

Mr. Wung presented an overview of the Minor Plan and Code Amendments application of the 2022 Annual Amendment package, including the scope of work, and the fourteen issues and proposed amendments.

Discussion and questions ensued throughout.

Commissioner Krehbiel asked how the sign code update relates to signs that are not seasonal or temporal in nature, and how "during election session" is defined.

Commissioner Steele asked for clarification on the sign code and if it regulates to signs that are in public space or private property.

Commissioner Steele suggested that staff revisit the definition of "family" and highlighted that the Governor vetoed particular portions of SB 5235.

Commissioner Givens suggested replacing the word "family" with "household".

Commissioner Givens requested clarification regarding issue #6 "public benefit use".

Charla Kinlow, Development Specialist III, outlined what meets the intent of “public benefit use”.

Commissioner Steel asked if “cultural institutions” includes churches.

Commissioner Givens provided feedback on the “public facility site” definition, stating that it is a bit confusing and contradicts the description about schools and parks. Additionally, he stated that ambulance services tend to be private and may not fit under the definition of “public service facilities” as indicated.

Commissioner Steele requested clarification on the overall Infill Pilot program for two-family dwellings and asked if that includes single-family dwellings that are converted to two-family dwellings.

Commissioner Givens expressed concerns regarding issue #10 related to street level uses and design.

Mr. Wung reviewed the next steps and indicated the Commission would continue to review this item at a future meeting.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the February 2, 2022, meeting includes:

- 2022 Annual Amendment Update
- Home In Tacoma Phase 2

(2) Agenda for the February 16, 2022, meeting includes:

- 2022 Annual Amendment Update
- Bus Rapid Transit Update (Joint meeting with the Transportation Commission)

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

- (1) Brian Boudet informed the Commission that the City Council elected to extend Transit-Oriented Development Advisory Group (TODAG) through 2022.
- (2) The Commissioners introduced themselves.

I. Adjournment

The meeting was adjourned at 7:31 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/