



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 April 16, 2025)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, October 2, 2024, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Payton Swinford

ABSENT: Matthew Martenson, Jordan Rash

A. Call to Order

Chair Karnes called the meeting to order at 5:02 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 Swinford seconded the motion. The motion passed unanimously.

C. Approval of Minutes

Vice-Chair Steele moved to approve the April 3, 2024, meeting minutes. Commissioner Swinford seconded the motion. The motion passed unanimously.

D. Public Comments

Brian Boudet, Planning Division Manager, reported that there were no written comments received.

The following individuals addressed the Planning Commission:

1. Kit Burns

Public comment closed at 5:07 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. Planning Commission Annual Report and Work Program

Boudet presented an overview of the draft Planning Commission Annual Report for 2023-2024 and Work Program for 2024-2026, including reporting requirements and schedule, Commission accomplishments, additional efforts, projects with expected completion in 2024, preliminary items for 2025 and 2026, ongoing issues, and emerging issues.

Discussion ensued regarding what is funded in the work program, subarea plan versus corridor plans in South Tacoma, the South Tacoma Economic Green Zone, the South Tacoma Groundwater Protection District code update, staff limitations, Hilltop Subarea Plan, and recategorizing the emerging issues list.

2. One Tacoma Comprehensive Plan Update – Urban Form

Stephen Atkinson, Principal Planner, provided an overview of the One Tacoma Comprehensive Plan update, including the project timeline, Commission briefing dates, the One Tacoma vision, what's in the plan, and planning context. Wesley Rhodes, Senior Planner, presented the Urban Form chapter, including the One Tacoma vision, fulfilling GMA goals, comprehensive planning, consistency with VISION 2050, the Regional Growth Strategy, Tacoma's Growth Strategy, regional growth allocations, population allocations, monitoring and evaluation, urban form and greenhouse gas (GHG) targets, and an outline of the proposed updates.

Discussion ensued regarding the Urban Form goals, 15-minute neighborhoods, the designation of several parks on the map, VISION 2050, GHGs and energy uses, overdensification and antidisplacement, an even distribution of affordable housing, adding a neighborhood layer to the heat map, planning for the people, and employment numbers.

The Planning Commission recessed at 6:56 p.m. and reconvened at 7:00 p.m.

3. One Tacoma Comprehensive Plan Update – Housing

Atkinson introduced Ted Richardson, Office of Strategy, and presented the housing element, including the policy framework, housing trends, and an outline of the anticipated changes.

Discussion ensued regarding housing needs, key metrics to identify the viability of high frequency transit service, demographic data tracking, historic districts and housing densities, reducing homelessness, housing and employment correlation, antidisplacement plans, racial disparities, ratio of home ownership vs rentals, and cost of utilities.

H. Upcoming Meetings (Tentative Agendas)

(2) Agenda for the October 16, 2024, meeting:

- Planning Commission Annual Report and Work Program
- Comprehensive Plan Periodic Review – Historic Preservation

(3) Agenda for the November 6, 2024, meeting:

- Comprehensive Plan Periodic Review – Transportation, Design and Development

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Boudet provided an update on the Commission's vacant position and Home In Tacoma.

J. Adjournment

The meeting was adjourned at 8:04 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/