



MINUTES

(Approved on April 5, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, November 2, 2022, 5:00 p.m.

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

ABSENT: Andrew Strobel (Vice-Chair), Robb Krehbiel

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

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

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Senior Planner, reported that eight comments were received regarding the College Park discussion item.

E. Disclosure of Contacts

Commission Dorner disclosed that she met with the College Park applicant to tour the neighborhood.

F. Discussion Items

1. College Park Historic Special Review District

Reuben McKnight, Historic Preservation Officer, outlined the draft findings, recommendations, and decision.

Commissioner Steele moved that the Planning Commission deny the application to establish the College Park Special Review District. Commissioner Torrez seconded the motion.

Discussion ensued regarding modifying the findings of fact and letter to support the review of fees for both historic districts and individual landmarks and separating the votes for the College Park Historic District overlay and the general recommendations for policy and code review.

Commissioner Santhuff moved to amend the findings of fact and letter to support the review of landmark fees for both historic districts and individual landmarks. Commissioner Marlo seconded the motion.

Discussion ensued regarding clarification on the motion.

The motion to amend the finding of fact passed with the following votes:

Ayes: 6 – Dorner, Karnes, Marlo, Martenson, Santhuff, Torrez

Abstain: 1 – Steele

The motion to deny the application passed with the following votes:

Ayes: 4 – Dorner, Karnes, Steele, Torrez

Nays: 2 – Santhuff, Martenson

Abstain: 1 – Marlo

Commissioner Santhuff moved to approve the Planning Commission’s findings and recommendations on policy review regarding historic districts and fees and procedures, as well as a highlight of considerations for changes to historic districts and their standards as made by the original applicant. Commission Marlo seconded the motion.

Discussion ensued regarding clarification on the motion.

The motion passed unanimously.

2. 2023 Amendment – “Mor Furniture” Application

Adam Nolan, Associate Planner, provided an update on the Mor Furniture application, including the 2023 amendment docket, the amendment timeline, an overview of the application, land use compatibility analysis, impacts analysis, preliminary staff findings, community engagement, and next steps.

The Commission discussed the land use designation change, topography issues, access to parcels to the north, the Tacoma Mall Subarea Plan, noise buffers, infrastructure improvements, glare reductions, the design review process, communication with Pierce Transit, and the traffic impact analysis.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the November 16, 2022, (hybrid) meeting includes:

- 2023 Amendment – “Electric Fences”
- 2023 Amendment – “Shipping Containers”
- Pacific Avenue Corridor Subarea Plan & EIS (“Picture Pac Ave”)

(2) Agenda for the December 7, 2022 (hybrid) meeting includes:

- Capital Facilities Program Update
- McKinley Neighborhood Plan
- Design Review Program
- 2023 Amendment – “Minor Plan and Code Amendments”

(3) Agenda for the December 21, 2022 (hybrid) meeting includes:

- 2023 Amendment – “Delivery-Only Businesses”
- 2024 GMA Update
- 2022 Year-in-Review and 2023 Outlook

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Manager, informed the commission of the following:

- The Infrastructure, Planning, and Sustainability Committee is discussing the South Tacoma Groundwater Protection District (STGPD) moratorium.
- City Council is currently going through the budget process and is scheduled to finalize on November 15, 2022.

Chair Karnes reported that the Transit-Oriented Development Advisory Group (TODAG) met and made a recommendation on the future of TODAG.

I. Adjournment

The meeting was adjourned at 6:00 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/