



MINUTES

(Approved on May 7, 2025)

** Though this is unprecedented, audio/video recording is unavailable for this meeting due to technical difficulties. **

MEETING: Special Meeting (hybrid)

DATE/TIME: Wednesday, April 23, 2025, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson (departed at 5:49 p.m.), Jordan Rash, Payton Swinford

ABSENT: N/A

A. Call to Order

Chair Karnes called the special 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 switch discussion items 1 and 2 and approve the agenda as amended. Commissioner Dorner seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Marlo, Martenson, Rash, Steele, Swinford

Nays: 0

Abstain: 1 – Krehbiel

C. Public Comments

Six written comments were received for public comment regarding the 19th Street Link Light Rail route.

The following individuals addressed the Planning Commission:

- | | |
|---------------------|------------------------|
| 1. Lyle Quasim | 10. Rev Shalom Agtarap |
| 2. King Schoenfeld | 11. Mike Williams |
| 3. Kevin Haralson | 12. Cassandra Williams |
| 4. Debbie Armstrong | 13. Pastor John Stroeh |
| 5. Ed Jacobs | 14. Diane Powers |
| 6. Rev Mike Roberts | 15. (unknown) |
| 7. Michael Whalen | 16. Prentis Johnson |
| 8. Wanda Griffin | 17. Pam Wrenn |
| 9. Adelina Gonzales | |

Public commenters expressed support for keeping the S. 19th Street Light Rail extension route on the One Tacoma maps; and expressed their opposition to proposed amendments to remove the S. 19th Extension from the One Tacoma Plan maps. In support of their demands to maintain the light rail extension on S. 19th, community members provided the following comments:

- Commenters expressed concern that the Planning Commission was considering map changes to remove the light rail alignment on S. 19th Street without notifying and engaging with communities in Hilltop and Central Tacoma that would be affected.

- Commenters expressed concern that this action by the Planning Commission would break promises to the community that the next light rail extension would serve the Hilltop community and communities along S. 19th Street.
- Commenters noted the specific institutions, destinations, and services along S. 19th Street that would be served by the future light rail, providing greater community access.
- Commenters noted that changing the light rail alignment from S. 19th to 6th Ave would likely have a disproportionate impact on communities of color and reinforce underinvestment in the Hilltop and along S. 19th Street.
- Commenters noted the specific communities that would benefit from the S. 19th alignment, with representation from local ministries, service unions, teacher's unions, and other community members providing testimony.
- One commenter provided clarification that the S. 19th Street alignment is a representative alignment in the Sound Transit system plan and that additional public process will be conducted.

D. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

E. Discussion Item

2. One Tacoma Comprehensive Plan Update – Recommendation

Stephen Atkinson, Principal Planner, and Carrie Wilhelme, Transportation Planner, presented the final amendments to the draft One Tacoma Plan and Transportation and Mobility Plan, with a focus on transit-related amendments.

The Commission discussed each potential amendment and determined appropriate modifications.

Vice-Chair Steele moved to approve the amendment to maintain S 19th as the representative alignment for the Sound Transit light rail extension to TCC, as shown on all relevant Comprehensive Plan maps. Commissioner Marlo seconded the motion.

The motion passed with the following votes:

Ayes: 5 – Dorner, Karnes, Marlo, Steele, Swinford

Nays: 0

Abstain: 3 – Krehbiel, Martenson, Rash

Vice-Chair Steele moved to approve the amendment to the Transportation and Mobility Plan Project List description and remove the following sentences: “The system could operate on either the 6th Avenue or S 19th Street corridor with a connection along Mildred Street. To ensure long-term planning and completion of the scope of the Tier-1 Frequent Transit Network, the corridor not selected for construction by Sound Transit will be added to the City’s project list as a future light rail corridor.” Commissioner Marlo seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Steele, Swinford

Nays: 0

Abstain: 1 – Rash

Commissioner Dorner moved to approve the new policy amendment to support priority of exclusive use of city right-of-way for at-grade, elevated, or underground rail transit as recommended by the TOD Task Force. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Steele, Swinford

Nays: 0

Abstain: 1 – Rash

Commissioner Dorner moved to approve the new policy amendment to encourage Sound Transit to explore options for improving connectivity for 1-line and the Downtown Tacoma central business district as recommended by the TOD Task Force. Commissioner Swinford seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Steele, Swinford
Nays: 0
Abstain: 1 – Rash

Commissioner Marlo moved to approve the new policy amendment to encourage Sound Transit to explore options for improving regional connectivity between Tacoma Dome, Tacoma Mall, and nearby mixed-use centers as recommended by the TOD Task Force. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Steele, Swinford
Nays: 0
Abstain: 1 – Rash

Commissioner Marlo moved to approve the new policy amendment to preserve all city-owned rail right of way within city limits as recommended by the TOD Task Force. Commissioner Rash seconded the motion. The motion passed with the following votes:

Ayes: 8 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Rash, Steele, Swinford
Nays: 0
Abstain: 0

Vice-Chair Steele moved to approve the new and revised policies pertaining to the Tacoma Dome Link Light Rail station area planning, to support businesses facing displacement, encourage pursuit of a community benefit agreement, encourage a mixed-use terminal station, and to support mitigation measures for impacts to historic resources. Commissioner Dorner seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Steele, Swinford
Nays: 0
Abstain: 1 – Rash

Commissioner Martenson departed here at 5:49 p.m.

Commissioner Dorner moved to approve the new policy amendment adding to the Engagement and Administration Chapter with a modification to add “public improvements” to the proposed policy. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford
Nays: 0
Abstain: 0

Commissioner Marlo moved to approve the new amendment to incorporate policies supporting updates to air quality standards, approaches to mitigate local air quality impacts, and policies supporting strategies to improve air quality information at the local level, as recommended by staff. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford
Nays: 0
Abstain: 0

Commissioner Marlo moved to approve the Findings of Fact and Recommendations Report and forward to the City Council. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford
Nays: 0
Abstain: 0

1. Minor Code Amendments – Recommendation

Carl Metz, Senior Planner, presented the proposed minor code amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code for 2025, including the tentative schedule and an outline of the minor amendments.

Vice-Chair Steele moved to not recommend the Residential Infill Pilot Program-related amendment. Commissioner Dorner seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford

Nays: 0

Abstain: 0

Commissioner Marlo moved to not recommend the marijuana limits amendment. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford

Nays: 0

Abstain: 0

Commissioner Marlo moved that the Planning Commission recommend to City Council the approval of Minor Amendment items 1, 3-8, and 10-24, as presented on April 23, 2025, Findings of Fact and Recommendation Report. Vice-Chair Steele seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Rash, Steele, Swinford

Nays: 0

Abstain: 0

Atkinson outlined the next steps and the tentative schedule.

H. Upcoming Meetings (Tentative Agendas)

(1) Tentative Agenda for the May 7, 2025, meeting includes:

- Rendering Plant Prohibition - Application and Assessment
- Health Impact Assessment – South Tacoma Groundwater Protection District
- Tideflats Subarea Plan and EIS – Release for Public Review

(2) Tentative Agenda for the May 21, 2025, meeting includes:

- Health Impact Assessment – Tideflats Subarea Plan
- South Tacoma Groundwater Protection District – Public Hearing

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

J. Adjournment

The meeting was adjourned at 7:34 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>*