



MINUTES

(Approved on July 6, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, June 15, 2022, 5:00 p.m.

PRESENT: Andrew Strobel (Chair Pro Tem), Brett Santhuff (Vice-Chair Pro Tem), Morgan Dorner, Ryan Givens (departed at 7:06 p.m.), Robb Krehbiel, Anthony Steele

ABSENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Alyssa Torrez

A. Call to Order

Chair Pro Tem Strobel called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Pro Tem Strobel read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Givens moved to approve the agenda as submitted. Vice-Chair Pro Tem Santhuff seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- There were no meeting minutes to approve.

D. Public Comments

Chair Pro Tem Strobel reported that comments were not accepted for Discussion Item F-1, which was the subject of a recent public hearing and no comments were received for Discussion Item F-3.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. Home In Tacoma – Phase 2 Scope of Work

Elliott Barnett, Senior Planner, presented an overview of the recommended final project scope of work for Home In Tacoma Phase 2, including the three focus and consideration areas: zoning, standards, and incentives; project milestones and timeline; the adopted policy direction and key decisions for zoning, standards, and affordability and anti-displacement; and a summary of proposed changes to the draft scope.

Commissioner Krehbiel expressed interest in adding direct outreach of the unhoused community to the engagement and outreach strategy.

Community Steele provided comments on regulatory incentives for townhomes and condominiums to emphasize ownership, adding an overlay of streets on the future land use (FLUM) map, and including new research on projections of future population and housing centers with considerations of the pandemic and economic slowdowns.

Commissioner Dorner requested clarification on an assessment of community resources and density.

Commissioner Steele moved to approve the Home In Tacoma Phase 2 Scope of Work with the Commissioners' comments. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion Item F-2 and F-3 were postponed until after the public hearing.

G. Public Hearing

1. 2023-2028 Capital Facilities Program

Chair Pro Tem Strobel called the public hearing to order at 5:37 p.m. and outlined the procedures of the public hearing.

Commissioners introduced themselves.

Nick Anderson, Office of Management and Budget, presented an overview of the 2023-2028 Capital Facilities Plan (CFP) development, including how projects get into the CFP; CFP roles; equity; Comprehensive Plan alignment; documents provided for review; projects by section, Council district, and by tier; and timeline of the process.

Chair Pro Tem Strobel called for testimony. No community members testified.

Mr. Anderson noted that one written comment was received expressing a concern that the proposed CFP does not address diverse neighborhoods and their cultural contributions.

Chair Pro Tem Strobel closed the public hearing at 5:56 p.m.

F. Discussion Items

2. 2023-2028 Capital Facilities Program

Chair Pro Tem Strobel opened up the meeting to Commissioner questions and comments on the CFP.

Commissioner Steele provided comments on equity and requested clarification on how capital projects are determined throughout the city, particularly streets.

Mr. Anderson and Chair Pro Tem Strobel provided comments on Public Works, the Transportation Commission, and an equity criterion connected to how projects are selected.

Vice-Chair Pro Tem Santhuff expressed appreciation for staff and the executive summary, and expressed support for advancing the CFP to the City Council.

Commissioner Dorner provided comments on the understanding of a needs analysis and what information is used to make the determination of what improvements are prioritized.

Chair Pro Tem Strobel requested clarification on the timeline, expressed support for advancing the CFP, and noted this could be an opportunity to address criteria questions.

Commissioner Givens expressed support for advancing the CFP and stated he has concerns about what criteria are being used and that should be reviewed by the City Council.

Commissioner Steele reiterated the importance of the Commission's review of the CFP and requested that staff provide additional information.

Katie Johnston, Budget Officer, provided additional information on better ways to present the CFP information.

Mr. Anderson outlined how the transportation projects are introduced into the CFP process.

Commissioner Steele moved to postpone the item and have staff provide additional information. The motion was not seconded. The motion failed.

Vice-Chair Pro Tem Santhuff moved to adopt the proposed Capital Facilities Program for 2023-2028 and the letter of findings of fact and recommendations, and to add a review of the criteria of the CFP to the Commission's Work Program. Commissioner Krehbiel seconded the motion.

Discussion ensued regarding the possibility of requesting amendments later in the process, clarity and intent of the motion, and frequency of the CFP review process.

The motion passed with the following votes:

Ayes – Givens, Krehbiel, Santhuff, Strobel

Nays – Dorner, Steele

3. Pacific Avenue Subarea Plan and EIS

Wesley Rhodes, Senior Planner, presented an overview of the Pacific Avenue Subarea Plan and EIS, including background information on the project and the study area; major project elements, noting an environmental review, Pierce Transit coordination, equity considerations, community engagement, and an action mapping project; a rough timeline, and next steps.

Chair Pro Tem Strobel expressed appreciation for the branding of the project.

Vice-Chair Pro Tem Santhuff provided comments on the voluntary aspect of this subarea effort, how this may differ as a subarea effort in consideration of it being a corridor, the mixed-use centers within the footprint, resources outside of the footprint that could contribute, a potential annexation area south and how it interfaces with this project, and the design effort needed for the BRT.

Commissioner Givens departed here, at 7:07 p.m.

Commissioner Krehbiel provided comments on the walkability and bikeability to Pacific Avenue and seeing efforts of retaining and gaining trees and roadside greenwater infrastructure.

Commissioner Dorner asked if the Washington State Department of Transportation (WSDOT) has plans that may conflict or interact with this project.

Chair Pro Tem Strobel noted that it may be important to provide a clear message of what the purpose and goals are for this subarea plan.

Commissioner Dorner requested clarification on the boundary lines.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the July 6, 2022, meeting includes:

- Design Review Program Update
- Tidelands Subarea Plan
- Election of Chair and Vice-Chair

(2) Agenda for the July 20, 2022, meeting includes:

- Pierce Transit BRT Update
- College Park Historic Special Review District – Public Hearing Debriefing
- Planning Commission Annual Report for 2021-2022 and Work Program for 2022-2024

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

(1) Brian Boudet, Planning Manager, informed the Commission of the following:

- The IPS agenda items changed to include presentations on the surplus property policy and the Capital Facilities Program.

- Newly appointed Commissioners, Brett Marlo and Matt Martenson, will be joining the Commission at the next meeting, replacing Chair Petersen and Commissioner Givens.
- The Commission will need to elect a new chair and vice-chair and potentially advisory group appointments at the next meeting.
- Pierce Transit is scheduled to return in July for a BRT update.

(2) Commissioner Krehbiel provided an update regarding the Tideflats Subarea and EIS letter.

J. Adjournment

The meeting was adjourned at 7:25 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/