Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Sandesh Sadalge
Brett Santhuff

MINUTES

(Approved on November 20, 2024)

MEETING: **Regular Meeting** (hybrid)

DATE/TIME: Wednesday, April 17, 2024, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair) (departed at 6:45 p.m.), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Jordan Rash, Sandesh Sadalge, Brett Santhuff

ABSENT: N/A

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

Vice-Chair Steele moved to approve the agenda as submitted with a set adjournment time to 7:30 p.m. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Chair Karnes noted that comments were not accepted for the discussion item, as it was the subject of a recent public hearing.

E. Disclosure of Contacts and Recusals

Commissioner Krehbiel disclosed that he spoke with the Tacoma Tree Foundation and the Tacoma Pierce County Health Department regarding trees.

Commissioner Rash disclosed that he spoke with the Tacoma Tree Foundation.

F. Discussion Items

1. Home In Tacoma

Brian Boudet and Alysa Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding unit lot subdivisions (ULS). Discussion ensued regarding homeowners associations, architectural uniformity, ULS for previously developed lots, increasing the opportunity for home ownership, and other security mechanisms. Commissioner Sadalge and Chair Karnes expressed interest in submitting amendments.

Boudet and Torrez presented what staff has heard from public input and potential changes for the Commission regarding amenity space. Discussion ensued regarding feedback from the Tacoma Permit Advisory Group (TPAG) and amenity space for people. Commissioners Martenson and Marlo expressed interest in providing amendments.

Boudet and Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding tree credits, tree retention, general tree standards, and tree

requirements. Discussion ensued regarding potential amendments, tree canopy cover minimum, tree removal, bonding mechanism, percentages of native tree species, density bonuses near critical areas, trees in parking lots, sidewalk maintenance and damage, flexibility for access, and the importance of prioritizing housing and amenity space over tree canopy requirements. Commissioners Krehbeil, Marlo, Martenson, Santhuff, Dorner, Chair Karnes, and Vice-Chair Steele noted interest in submitting amendments.

Boudet and Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding residential target areas (RTA).

Boudet and Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding visitability requirements. Discussion ensued regarding the Multi-Family Tax Exemption Program, accessibility actions, and the current requirements for accessible parking. Chair Karnes expressed interest in providing an amendment.

Boudet and Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding affordability bonuses. Discussion ensued regarding bonus review, future updates, the feasibility that market-rate developers will build affordable units, and fee in lieu amounts. Commissioners Krehbiel and Rash expressed interest in providing amendments.

Boudet and Torrez outlined what staff has heard from public input, minor staff changes or clarifications, and potential options for the Commission regarding building retention bonuses. Commissioner Marlo and Chair Karnes expressed interest in submitting amendments.

The Planning Commission recessed at 6:41 p.m. and reconvened at 6:47 p.m.

Vice-Chair Steele departed here at 6:45 p.m.

Elliott Barnett, Senior Planner, outlined the initial batch of commissioner amendments.

Chair Karnes withdrew his amendment (#1) regarding the walking distance from major transit stations on the zoning map.

Commissioner Santhuff provided background on his amendment (#2) regarding the removal of City of Tacoma identified Passive Open Space(s) and MetroParks Tacoma classified “Natural Areas” and “Other Facilities” from Parks and Open Space proximity that trigger upzone from UR1 to UR2.

Commissioner Santhuff moved to add amendment #2 to the amendment package. Commissioner Sadalge seconded the motion.

Discussion ensued regarding equity, the rationale of the amendment, and the benefits of natural areas.

The motion failed with the following votes:
Ayes: 3 – Karnes, Sadalge, Santhuff
Nays: 5 – Dorner, Krehbiel, Marlo, Martenson, Rash

Commissioner Krehbiel moved to postpone the remainder of the amendments to the May 15th meeting. Commissioner Sadalge seconded the motion. The motion passed unanimously.

Commissioner Santhuff suggested having a special meeting.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the May 1, 2024, meeting includes:

- Capital Facilities Program
- Permitting LOS Code Amendment
- Planning Commission Annual Report and Work Program

(2) Agenda for the May 15, 2024, meeting includes:

- Capital Facilities Program
- Home In Tacoma

Commissioner Krehbiel moved to hold a special meeting of the Planning Commission on May 8, 2024, at 5:00 p.m. Commissioner Dorner seconded the motion. The motion passed unanimously.

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Boudet noted that during the work program discussion, he will debrief on the commissioner lunches. He also stated that the Charter Review Committee is looking into potential changes to the Planning Commission and will present their recommendation to the City Council at the May 7, 2024, Study Session.

J. Adjournment

The meeting was adjourned at 7:30 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/