



MINUTES

(Approved on February 4, 2026)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, May 7, 2025, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Matthew Martenson, Jordan Rash, Payton Swinford

ABSENT: Brett Marlo

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. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

Vice-Chair Steele moved to approve the November 6, November 20, and December 4, 2024, meeting minutes as submitted, and approve the April 23, 2025, special meeting minutes with the revision to Commissioner Dorner's amendment on page 3 to add the words "public improvements" and to move the technical difficulties blurb to the body of the minutes. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

Three written comments were received for public comment regarding the South Tacoma Groundwater Protection District code update.

The following individuals addressed the Planning Commission:

1. Kit Burns
2. Cathie Urwin
3. Esther Day

Public comment ended at 5:14 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. Amendment Application – Assessment of “Prohibition on Animal Rendering Land Use” Application

Adam Nolan, Senior Planner, provided an overview of the “Prohibition on Animal Rendering Land Use” application to amend the Land Use Regulatory Code, including staff conclusions, project timelines, the Commission’s options for determination, and staff’s recommendations.

Morgan Alexander provided comments regarding his application.

Commissioner Swinford moved to accept staff's recommendation to not accept the application as a standalone project but consolidate within the Tideflats Subarea Plan process. Commissioner Krehbiel seconded the motion. Discussion ensued regarding appreciation for the applicant and intent of the application. The motion passed unanimously.

2. South Tacoma Groundwater Protection District (STGPD) – Health Impact Assessment (HIA)

Erin Dilworth, Tacoma-Pierce County Health Department, introduced Esther Beaumier and Cam Solomon, and presented the STGPD HIA, including the purpose of an HIA, social determinants of health in South Tacoma, current health conditions in South Tacoma, the STGPD code, and other public health recommendations.

Discussion ensued throughout regarding the number of underground storage tanks (USTs) that are leaking, integrating recommendations into the draft code, items out of scope, collaboration opportunities with surrounding areas, mortality rate data, the Stormwater Infiltration Policy, the industry list that was assessed, peak demand figures, auto restrictions, emphasizing the need for monitoring, USTs.

The Planning Commission recessed at 6:33 p.m. and reconvened at 6:39 p.m.

Vice-Chair Steele departed here at 6:35 p.m.

3. Tideflats Subarea Plan and EIS

Stephen Atkinson, Principal Planner, presented the Tideflats Subarea Plan and the proposed package for public release, including coordination efforts, the Steering Committee's recommendation, guiding principals, One Tacoma Plan amendments, exhibits in the Land Use Regulatory Code, Shoreline Master Program amendments, a planned actions ordinance, and next steps.

Discussion ensued throughout regarding the Environmental Code, significant jurisdiction coordination, and community engagement.

Commissioner Krehbiel moved to release the Steering Committee recommended draft Plan and Code amendments for public review, set a public hearing for June 4, 2025, at 6:00 p.m., and accept written comments through June 6th at end of day. Commissioner Rash seconded the motion. Discussion ensued regarding the comment period and notice timeline. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

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

- Critical Areas Preservation Ordinance Update
- Health Impact Assessment – Tideflats Subarea Plan
- South Tacoma Groundwater Protection District – Public Hearing

(2) Agenda for the June 4, 2025, meeting includes:

- Tideflats Subarea Plan and EIS – Public Hearing
- South Tacoma Groundwater Protection District – Debrief
- Picture Pac Ave Subarea Plan

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, provided updates on the State legislative session and next steps on the tree policy strategy.

J. Adjournment

The meeting was adjourned at 7:22 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>*