



MINUTES

(Approved on September 4, 2024)

MEETING: Regular Meeting (hybrid)

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

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dörner, 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. Commissioner Santhuff seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- November 1, 2023

Vice-Chair Steele moved to approve the November 1, 2023, meeting minutes. Commissioner Sadalge seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that three written comments were received regarding the Home in Tacoma project.

The following individuals addressed the Planning Commission

1. Courtney Davis, regarding the Home In Tacoma project.
2. Eric Seibel, regarding the Home in Tacoma project.
3. Alex Harrington, regarding the Home In Tacoma project.
4. Clinton Brink, regarding the Home In Tacoma project.

Public Comment ended at 5:10 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. Home In Tacoma – Phase 2

Elliott Barnett, Senior Planner, introduced Heidi Oien, Mithun, and presented the Home in Tacoma package, including a revised project schedule; objectives; contents of the public review package; and outlines of the summaries, proposed urban residential (UR) zones, reduced parking areas, residential target areas, the

guide for the code changes, and the site planning exercise. Barnett introduced Mike Carey, Urban Forester, who outlined the required tree credits, in-lieu fees for required tree credits, and tree retention requirements.

The Commission provided feedback regarding the in-lieu fee program, potential connections to other bonus programs to reduce tree credits, mitigating impacts to tree canopy cover, variances, the importance of developing sites for homes versus trees, tree credits, costs and timing for applicants, tree preservation requirements, a minimum tree canopy when sites are redeveloped, utilities and access standards, public engagement, and the availability of information in other languages.

Barnett outlined the draft environmental impact statement, upcoming engagement, and an event schedule.

Vice-Chair Steele moved to release the Home In Tacoma Phase 2 package for public review, to accept written comment February 5 through March 8, 2024, and set a public hearing date for March 6, 2024. Commissioner Marlo seconded the motion.

Discussion ensued regarding the final changes to the package, descriptions in the package of how tree credits work, and when the interactive online map will be available.

The motion passed with the following votes:

Ayes: 8 – Dorner, Karnes, Marlo, Martenson, Rash, Sadalge, Santhuff, Steele

Nays: 1 – Krehbiel

The Planning Commission recessed at 6:35 p.m. and reconvened at 6:43 p.m.

2. One Tacoma Comprehensive Plan Update – Scope and Budget

Atkinson presented the scope elements for the One Tacoma Plan update, including a review of the regional planning framework, project initiation, engagement and communications, plan update and production, ongoing planning commitments, projects outside scope discussion, existing scope commitments, wish list elements, and evaluation criteria.

Commissioners provided feedback regarding the prioritization of potential scope elements.

H. Upcoming Meetings (Tentative Agendas)

(1) February 7, 2024 – Potential Cancellation

(2) Agenda for the February 21, 2024, meeting includes:

- Pacific Avenue Subarea Plan & EIS (“Picture Pac Ave”)

Vice-Chair Steele moved to cancel the February 7, 2024, Planning Commission meeting. Commissioner Santhuff seconded the motion. The motion passed unanimously.

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Atkinson reminded the commissioners that staff is working to schedule the annual commissioner lunches, and “Spotlight on South Tacoma” engagement events will be held on January 25, February 29, and March 21, 2024.

J. Adjournment

The meeting was adjourned at 8:02 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/