



MINUTES

(Approved on January 15, 2025)

MEETING: Regular Meeting (hybrid)

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

PRESENT: Christopher Karnes (Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Jordan Rash, Sandesh Sadalge, Brett Santhuff

ABSENT: Anthony Steele (Vice-Chair)

A. Call to Order

Chair Karnes called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Chair Karnes provided comments regarding the passing of Council Member Ushka and held a moment of silence in her memory.

Commissioner Dorner moved to approve the agenda as submitted. Commissioner Sadalge seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

There were no public comments.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Public Hearing

1. 2025-2030 Capital Facilities Program Proposed Project List

Chair Karnes called the public hearing to order at 5:04 p.m.

Nick Anderson, Office of Management and Budget, provided an overview of the 2025-2030 Capital Facilities Program (CFP), including what the CFP is, the commission's role, the proposed 2024 project list, and next steps. The commissioners introduced themselves.

The following individuals provided testimony:

- (1) Theresa Pan Hosley – I represent the Chinese Reconciliation Project Foundation. Monday night, I submitted a written comment. I don't know if you've had the opportunity to review it, but we can use these two minutes for our Vice President to read it to you. But what I want to say, is this project has been in the works since 1992. Our board is an all volunteer board - working on this. The project to us, especially to the Chinese community, is a hope – a symbol of hope – a hope for a more harmonious community for our city of Tacoma and for future generations for a brighter and better future for our children.

- (2) Gregory Utz – The officers and members of the Board of the Chinese Reconciliation Project Foundation listed below wish to highlight the opportunity the City of Tacoma has to leverage a \$1 million matching fund provided by the Washington State Legislature in the spring of 2023 to further the completion of the Chinese Reconciliation Park on Tacoma’s waterfront. This project is listed on your document “Proposed Project List for the 2025-2030 Capital Facilities Plan” under parks, but it is yet to show funding. The Chinese Reconciliation Park was proposed by a Citizens Advisory Committee in 1992, adopted by City Council Resolution No. 32415 in 1993, and site preparation began in 1995. In 2001, a Master Plan was adopted, and in 2005, ground was broken for actual construction. Phases I, II, and III have been completed and include shoreline development, symbolic landscape design, signage, a Chinese-style bridge and the “Fuzhou Ting”, a pavilion gifted to the city by our sister city of Fuzhou, China. In 2016, the City Council adopted Resolution No. 39597, authorizing the use of City Council contingency funds in the amount of up to \$90,000 towards the Chinese Reconciliation Project Foundation’s schematic design of a multicultural pavilion as outlined in Phase IV of the Chinese Reconciliation Park Master Site Plan. In 2019, that design was completed and adopted. In 2023, the legislature earmarked a million dollars of matching funds for the initial stages of Phase IV - the major indoor facility that is the center of the park - the “Multicultural Pavilion”. This is the opportunity that we urge the Planning Commission to seize at this time. The Multicultural Pavilion will be a major new cultural venue, allowing everything from city events, such as this summer's hosting of approximately 150 Chinese delegates to a US-China Summit on July 18, to community festivals and other cultural events, to revenue-producing private citizen events such as weddings. Currently, this potential gem on Tacoma's waterfront has one power plug, no water or toilet facilities, and a ground service of crushed construction gravel. It is a site of enormous historical, cultural, and political significance and great possibility, and yet is unfinished and very difficult for anyone to use as intended. The Park and its pavilion would seem to triangulate perfectly between the various aspects of your purview: “community development, cultural facilities, general government municipal facilities, ... local improvement districts, parks and open space...: It has been more than 30 years since the City of Tacoma committed to this project. The members of the Board of the Chinese Reconciliation Project Foundation entrusted by the 1994 City Council resolution with the development of support for the project, urge you to consider funding the Park, to leverage the available state legislature funding opportunity, and to move us closer to a completed Chinese Reconciliation Park. It is unique in the country as an act of “reconciliation” and has been included as such by various groups around the world studying such projects. Tacoma has the opportunity to further its global reputation, as well as its public facilities, by moving forward with this long-envisioned Park.

Chair Karnes closed the public hearing at 5:27 p.m.

The Planning Commission recessed at 5:27 p.m. and reconvened at 5:30 p.m.

2. Permitting Level of Service and Public Notice Code Amendment

Chair Karnes called the public hearing to order at 5:30 p.m.

Shanta Frantz, Senior Planner, provided background and next steps on the proposed code updates.

The following individual provided testimony:

- (1) Kit Burns – My name is Kit Burns. I am an architect. I have a lot of experience, I have worked as an architect for more than forty years. I graduated from WSU. And I want to comment on this particular proposal. I’ve worked on a number of large projects. I was the project manager on Kentlake High School, Auburn Mountview High School, also in Kent. We had extensive offsite work to do. We did not have a critical area. We did have wetlands but did not have a superfund site like the Bridge Industrial project. I have experience in terms of making submittals to agencies. City of Bellevue Interlake High School, Olympia High School, Kent, King County, Auburn Mountview; so I’ve had a lot of experience dealing with a lot of different agencies. The thing I see that is missing in this that is the responsibility of the applicant, the developer. You need to protect yourself from that. What I’d like to do is see if the City of Tacoma would actually make a presentation on the process of getting Bridge Industrial through. Now there are a lot of landmines on that, but it would be a good example. And then I’d like to, and I offer this free as a volunteer, to actually give you a

presentation on the deficiencies of what they submitted. My heart went out to the City of Tacoma and the reviewers. Their documents were a mess, and I can quote you a whole bunch of those easily just off the top of my head. I spent hours looking at those. I've looked at the soils. I've looked at the traffic. I've looked at the wetlands. In my projects, I was always the lead guy, so I had to learn all that stuff from all the agencies. I think if the City of Tacoma staff gave a presentation – it could be abbreviated - show a timeline. You'd see things, for example, when they had comments on traffic. They submitted the traffic report in May, but they didn't get their comments back...I don't know when the City returned them...but they didn't get the comments back until December. So who pays for that time? And then the problem I have with their submittal is that there are so many conflicts. They claim in the documents, for example, that they have four infiltration galleries. That's in the documents/spec, but in the drawings they have seven. So it was such a mess that I don't know, in my opinion, having seen it and they provided the evidence, that they ever had a complete submittal. Now I could look at the traffic report with you and give you some points on that because I have done that. I can give you some points on the soils and the wetlands, and just the overall project. I know the process. At Kentlake High School, we did a two-phase project; we did the site first and then we did the building. Then the building got reviewed; it was a 320,000 square foot project; there were 595 pages, the pages were this big, five spec lines, and we got it done through King County in six months. It's not because they overlooked anything, it's because our application was complete. I can assure you and I can show you if you want, and I will do that for free because I am a volunteer...I can show you the deficiencies and the things they left out that caused your planning department to spend more time and money to get an answer. That's one of the things that needs to be considered on this. I think you'd be more informed if that could happen, and I'm happy to do that. I do have a little bit of an obligation in June, but I could do it, I'll squeeze it in. One final thing, it says any written notice from local government to the applicant for additional information is further required to process the application must include a notice that non-responsiveness for 60 consecutive days may result in 30 days of delay in the application. That's backwards. It should be any delay of 30 days will result in 60 days of additional time. Where your staff loses time on these big projects is getting re-gear up. They have to pull out the documents, even if they are electronically. I appreciate the time. I'm happy to make a presentation to you. I'd hope that the City would do that too to give you a highlight and find out what's going on. Thanks.

Chair Karnes closed the public hearing at 5:43 p.m.

G. Discussion Items

1. Home In Tacoma

Elliott Barnett, Senior Planner, outlined the draft recommendation package, including the public hearing process, what was heard from the community, and Commission-recommended amendments, noting the zoning map, design, parking, reduced parking area (RPA) map changes, amenity space and landscaping, bonuses, and unit lot subdivision.

Discussion ensued regarding zoning map changes and the reduced parking area map.

Barnett outlined additional potential amendments to the package regarding amenity space, the RPA map, and landscaping enforcement.

Discussion ensued throughout regarding the effects of the 1,000 square foot (sq ft) cap on large sites, the RPA, and landscaping enforcement.

Commissioner Marlo moved to remove the 1,000 sq ft cap from the package. Commissioner Martenson seconded the motion. The motion passed unanimously.

Commissioner Dorner moved to amend the package to clarify that the RPA (on pg 278 of the Commission packet) includes Neighborhood Commercial Nodes within ½ mile of a transit stop and those would apply to residential uses. Commissioner Marlo seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Rash, Sandthuff

Nays: 1 – Sadalge

The commission moved to amend the recommendation letter to include references to a model ordinance for enforcement of tree retention by unanimous consent.

Chair Karnes outlined the Commission's draft recommendation letter.

Discussion ensued regarding canopy loss fees; recognizing Parametrics; historic, cultural, and archaeological resources; and home occupation.

Commissioner Santhuff moved to release the Home In Tacoma package, including the Findings of Fact and Recommendations Report and the recommendation letter to the City Council. Commissioner Marlo seconded the motion. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

(1) June 19, 2024 – Cancelled

(2) Agenda for the June 26, 2024, special meeting includes:

- Permitting Level of Service Code Amendment – Debrief
- Metro Parks Tacoma Strategic Plan

(3) July 3, 2024 – Cancelled

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, noted the following:

- The June 26th meeting will be Commissioner Santhuff's last. Commissioners Dorner and Krehbiel are expected to be reappointed, and a new commissioner will begin on July 17th – which will be a joint meeting with the Transportation Commission.
- There are several opportunities for the community to attend a One Tacoma visioning workshop.

Commissioner Rash and Chair Karnes provided an update on the TOD Taskforce's current work.

J. Adjournment

The meeting was adjourned at 7:14 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/