



## **MINUTES**

(Approved on February 5, 2025)

**MEETING:** Regular Meeting (hybrid)

**DATE/TIME:** Wednesday, August 7, 2024, 5:00 p.m.

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

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

### **C. Approval of Minutes**

- December 6, 2023
- December 20, 2023

*Vice-Chair Steele moved to approve the December 6, and December 20, 2023, meeting minutes. Commissioner Krehbiel seconded the motion. The motion passed unanimously.*

### **D. Public Comments**

Stephen Atkinson, Principal Planner, reported that two written comments were received regarding the South Tacoma Groundwater Protection District (STGPD).

The following individuals addressed the Planning Commission:

1. Esther Day, regarding Tideflats.
2. Heidi Stephens, regarding the STGPD.
3. Cathie Urwin, regarding the STGPD.

Public comment ended at 5:10 p.m.

### **E. Disclosure of Contacts and Recusals**

There were no disclosures of contacts or recusals.

### **F. Discussion Item**

#### **1. South Tacoma Groundwater Protection District (STGPD) – Landscaping and Tree Canopy Standards**

Adam Nolan, Senior Planner, outlined landscaping and tree canopy standards as part of the STGPD code update workplan, including background, the scope of review, consideration of landscaping and tree canopy

standards, South Tacoma Manufacturing Industrial Center (STMIC) case study, the Tacoma Mall Regional Growth Center, recent engagement, and next steps.

Discussion ensued regarding tree canopy coverage requirements, a fee-in-lieu option, impervious surface regulations, parking lot standards, benchmarking comparisons, tree survival and irrigation requirements, landscaping buffers, stormwater infiltration, site perimeter, and clarity on intentions.

The Planning Commission recessed at 6:15 p.m. and reconvened at 6:21 p.m.

## **2. Tideflats Subarea Plan and Environmental Impact Statement (EIS)**

Atkinson presented a progress report on the Tideflats Subarea Plan and EIS, including the study area, partners in the planning, character areas, the range of alternatives, draft EIS, EIS comment themes, next steps in the draft plan development, an overview of the subarea plan framework, Shoreline Public Access issue paper, Brownfields and Remediation framework, Environment and Health issue paper, Tribal Assets issue paper, Sea Level Rise issue paper, Economic Development issue paper, and the Planning Commission's role.

Discussion ensued regarding the recommendation process; diversity, equity, and inclusion; concerns for adjacent underserved communities; how the steering committee members were chosen; the review process; sea level rise; tribal assets; the proposed location for the Portland Avenue light rail station; the Puyallup River estuary function; and the upcoming timeline.

## **H. Upcoming Meetings (Tentative Agendas)**

(1) August 21, 2024 – Potential Cancellation

(2) Agenda for the September 4, 2024, meeting:

- Comprehensive Plan Periodic Review - Parks and Recreation
- Health Impact Assessments

(3) Agenda for the September 18, 2024, meeting:

- Comprehensive Plan Periodic Review
  - Urban Form
  - Housing
  - Public Facilities and Services

*Vice-Chair Steele moved to cancel the August 21, 2024, meeting. Commissioner Krehbiel seconded the motion. The motion passed unanimously.*

Atkinson outlined the Commission's upcoming schedule.

## **I. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

Atkinson reported the City Council adopted the proposed amendments to the City Charter and those amendments will go before Tacoma voters.

Chair Karnes reported the TOD Task Force met and discussed draft language and strategies to implement goals for the transportation element of the Comprehensive Plan.

Vice-Chair Steele asked about plans to reconstitute the Housing Task Force.

## **J. Adjournment**

The meeting was adjourned at 7:23 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)