



MINUTES

(Approved on November 15, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, October 4, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair - departed at 6:00 p.m.), Anthony Steele (Vice-Chair), 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 5:01 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

- September 20, 2023

Commissioner Santhuff moved to approve the September 20, 2023, meeting minutes as submitted. Vice-Chair Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Brian Boudet, Planning Manager, reported that five written comments were received – four addressing the STGPD code update and one addressing Home In Tacoma.

The following individuals addressed the Planning Commission:

1. John Wolters, regarding Home In Tacoma.
2. Tim Smith, regarding the STGPD Code Update.
3. Kit Burns, regarding the STGPD Code Update.
4. Heidi Stephens, regarding the STGPD Code Update.

Public Comment ended at 5:13 p.m.

E. Disclosure of Contacts and Recusals

Commissioner Krehbiel disclosed that he had conversations with the Tacoma Tree Foundation regarding landscaping codes.

Chair Karnes noted that he will leave the meeting early and Vice-Chair Steele will preside over the remainder of the meeting.

F. Discussion Items

1. Historic Special Review and Conservation Districts Moratorium - Debrief

Reuben McKnight, Historic Preservation Officer, provided an overview of the public comments received regarding the consideration of a Historic Special Review and Conservation Districts Moratorium.

The Commission discussed how a moratorium may affect historic tax incentives, the Landmarks Preservation Commission's considerations on equitable distribution, the necessity of a moratorium, the timeline for evaluating a historic district application, and how a moratorium affects Home In Tacoma and vice versa.

2. South Tacoma Groundwater Protection District (STGPD) Code Update

Stephen Atkinson, Principal Planner; Maryam Moeinian, Senior Planner; and Adam Nolan, Associate Planner, provided an overview of the STGPD code update, including background; scope of review; a scope consideration; potential code amendments, noting impervious surfaces, landscaping, and high impact uses; and schedule.

Chair Karnes departed here at 6:00 p.m.

The Commission provided feedback on impervious surface limitations, public engagement throughout the process, potentially focusing on industrial zoning districts, identifying periodic reviews and updates to the code, the geographic scope, stormwater retention goals, landscaping standards, and high impact uses.

The Planning Commission recessed at 6:48 p.m. and reconvened at 6:56 p.m.

3. Home in Tacoma – Phase 2

Elliott Barnett, Senior Planner, and Deb Guenther, Mithun, presented the Home In Tacoma package, including the revised project schedule and landscaping standards, noting the existing citywide tree canopy, canopy goal, Tacoma's existing landscaping code, what other cities are doing, the tree "credits" concept, required trees/tree credits by zone, required retention of existing trees, fee in lieu, proposed planting standards, and increased soil volume.

Discussion ensued regarding whether the proposals strike the right balance between urban forestry and housing goals. Commissioners requested clarification and provided feedback on how tree credits work, right-of-way trees, "Green Factor", the draft code, fee in lieu, structural soil cells, establishing trees after planting, consideration of trees and building height and how close trees can be planted to the property line, landmark trees, tree character, tree spread, ecological function of trees, and utility standards

Barnett and Heidi Oein, Mithun, outlined the middle housing building design standards – building placement, access, site features – including objectives, form-based code, housing types, standards tables, building placement, access and parking, building size, building articulation, open space, and other standards.

Discussion ensued regarding whether the proposed standards implement policy direction, including consistency with state law changes, entrance orientations and alleys, the requirement for large sites to orient to new connections as they do to streets, habitable space along the frontage, home ownership, housing types, and the allowance of single-family homes.

Commissioner Sadalge moved to postpone the remaining Home In Tacoma topic regarding parking to a later meeting. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the October 18, 2023, meeting includes:

- Urban Design Review Program – Recommendation
- Home In Tacoma
- Planning Commission Annual Report and Work Program

- (2) Agenda for the November 1, 2023, meeting includes:
- Neighborhood Planning Program – Proctor Neighborhood Plan
 - Home In Tacoma – Phase 2
- (3) Agenda for the November 15, 2023, meeting includes:
- Historic District Moratorium – Recommendation
- (4) Agenda for the December 6, 2023, meeting includes:
- Neighborhood Planning Program – Proctor Neighborhood Plan
 - 2024 GMA Update
 - Home In Tacoma Phase 2

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Boudet informed the Commission that Chair Karnes will present at the Infrastructure, Planning, and Sustainability (IPS) Committee meeting on October 11, 2023, to report out on the Commission's activities and future goals and objectives.

Boudet provided an update on the status of the Landmarks Preservation Commission's recommendation for 1115 East Division Street (Gault Middle School), noting that it is currently being scheduled to be heard at IPS.

J. Adjournment

The meeting was adjourned at 8:26 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/