



**City of Tacoma
Planning Commission**

Anna Petersen, Chair
Christopher Karnes, Vice-Chair
Morgan Dorner
Ryan Givens
Robb Krehbiel
Brett Santhuff
Anthony Steele
Andrew Strobel
Alyssa Torrez

MINUTES
(Approved on March 2, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, February 2, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: Ryan Givens

A. Call to Order

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Doris Sorum, City Clerk, swore in newly appointed commissioner Morgan Dorner and reappointed commissioner Brett Santhuff.

Brian Boudet, Planning Division Manager, introduced new Planning and Development Services staff to the Commission.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Karnes moved to approve the agenda as submitted. Commissioner Santhuff seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- There were no meeting minutes to approve.

D. Public Comments

Chair Petersen reported that two comments were received addressing the Home In Tacoma project.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. 2022 Annual Amendment – Application “NewCold”

Larry Harala, Principal Planner, presented the 2022 Annual Amendment update, including an overview of the amendment process, a timeline, and the draft analysis and preliminary conclusions on the “NewCold” application.

Commissioner Krehbiel expressed concerns regarding increased traffic and asked if the traffic study will include information on impacts on localized air quality.

Commissioner Santhuff requested information on notification for this project and the intent to notify residents outside of City boundaries.

Commissioner Steele asked about the building uses and if that is part of the discussion that may affect the decision on whether the requested land use designation should be granted.

Commissioner Dorner requested clarification on the anticipated expansion, the adjacent stormwater pond, storage and parking, if the building is attached to the existing facility, the current land use, as well as the environmental review associated with the current phase (land use designation change) and the future phases (rezone and project development).

2. 2022 Annual Amendment – Application “South Sound Christian Schools”

Mr. Harala outline the draft analysis and preliminary conclusions on the “South Sound Christian Schools” application.

Chair Petersen provided comments regarding how this application may be connected to the Home In Tacoma project.

Commissioner Santhuff asked if the applicant owned any of the other adjacent parcels that are not included in this request and noted that 68th Street at the south side of parcel A was not addressed in the traffic study for feasibility.

Vice-Chair Karnes agreed with staff's assessment that the “Low-Scale Residential” designation might make more sense for those parcels.

Lihuang Wung, Senior Planner, provided clarifications regarding next steps and the amendment process.

Commissioner Steele expressed concern with the timeline and stated that he has more questions regarding the applications presented today.

Commissioner Strobel asked about the procedures to approve partial applications or accept modified proposals.

Mr. Wung stated that staff will continue to facilitate the Commission's review of applications included in the 2022 Annual Amendment package and respond to the Commissioners' questions at the February 16, 2022, meeting.

The Planning Commission recessed at 6:21 p.m. and reconvened at 6:26 p.m.

3. Home In Tacoma Phase 2

Elliott Barnett, Senior Planner, outlined the Home In Tacoma Phase 2 update, including the objectives, City Council's actions with Phase 1, need for affordable housing, Affordable Housing Action Strategy (AHAS), engagement efforts of Phase 1, vision and policy of Phase 1, program highlights, low-scale and mid-scale residential definitions, adopted low-scale and mid-scale residential map, residential pattern areas, implementations and stages of Phase 2, restructuring Tacoma's residential zoning, state legislative actions, and discussion. Mr. Barnett requested feedback regarding analysis and support, including what topics need to be included, what types of information are needed, are there specific questions that need answered, and what worked from Phase 1.

Vice-Chair Karnes asked how success will be measured and stated that some things that could be improved on would include the amount of representation and feedback from community members; more in-person presentations - pending COVID restrictions; and more feedback from the Infrastructure, Planning, and Sustainability Committee (IPS) during the review process.

Commissioner Strobel agreed with Vice-Chair Karnes, noting that being more in sync and having continued engagement with IPS would be an essential part to Phase 2.

Commissioner Torrez concurred that alignment with City Council is needed and asked how the new Council Members will be brought up to speed.

Commissioner Steele would like to see how it relates to real-world examples.

Commissioner Santhuff agreed that City Council engagement is important and offered other options including documentation or graphics that outline the associated efforts, tours or sessions that focus on different residential pattern areas, increased community engagement, enlisting proper consultant services, and programs that support reinvestment and improvements to existing structures.

Commissioner Krehbiel stated that it would be helpful to have a clear picture of what the tradeoffs are - given varying degrees of services and zones – and would like to see information on projected increase in utility demands and how that can be mitigated.

Chair Petersen provided comments on what would be helpful, noting clear information on what is being discussed, clear limitations of design review; and information on how to encourage redesign of existing structures.

Commissioner Dorner stated that it would be beneficial to look at more dense housing areas and community resources for those areas.

Mr. Barnett requested feedback regarding engagement strategies, including what strategies and approaches are needed, how we can encourage dialogue, what worked in Phase 1, and what examples can we learn from.

Commissioner Santhuff stated that it may be beneficial to reach out to Metro Parks and understand where they are in their cycles of planning, considering levels of service, particularly based on our targets for expansion and development.

Commissioner Krehbiel provided comments regarding engagement, noting that extra time should be spent going out into the community, getting initial feedback to set the stage, and building in more time to communicate with organizations.

Commissioner Torrez expressed appreciation for the outreach completed in Phase 1 and stated that in-person outreach would be beneficial, and Commissioners should engage in the outreach.

Commissioner Strobel stated that Home In Tacoma has been top of the engagement for some time and virtual means has worked, and asked if there is a way to have different topics or segments of the program and bringing in different partners to address each of those topics.

Commissioner Steele suggested more specificity moving forward, noting that Phase 1 was broad, and would encourage more face-to-face discussions

Commissioner Dorner agreed with in-person engagement and suggested potentially attending community events to encourage conversations.

Commissioner Santhuff provided additional comments, noting the value of mapping tools.

Chair Petersen stated that it would be beneficial to continue to offer virtual engagement opportunities and potentially have in-person events and noted that misinformation circulated during Phase 1 and should be managed going forward.

Mr. Barnett provided background information on the Housing Equity Taskforce and asked if Commissioners would like to join.

Chair Petersen stated that she is a member of the taskforce and would like to continue to serve. She further stated that the taskforce should not expand, as it would change the dynamic of the group and may become difficult to manage.

Commissioner Torrez stated she is also on the Housing Equity Taskforce and would like it to expand and add a few members from other commissions.

Commissioner Strobel stated he is not on the taskforce and is interested in hearing what other commissions think about specific topic areas.

Commissioner Steele volunteered as an alternate in serving on the Housing Equity Taskforce.

Commissioner Dorner asked for clarification on alternates for the taskforce.

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the February 16, 2022, meeting includes:
 - 2022 Annual Amendment
 - Bus Rapid Transit Update (Joint meeting with the Transportation Commission)
- (2) Agenda for the March 2, 2022, meeting includes:
 - Shipping Containers and Electric Fences
 - Tideflats Regulations and Subarea Plan

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

- (1) Mr. Boudet informed the Commission that the Chair and Vice-Chair of the Planning Commission will have a discussion with the IPS Committee regarding shipping containers and elected fences on February 23, 2022.

I. Adjournment

The meeting was adjourned at 7:57 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/