



## **MINUTES**

(Approved on April 6, 2022)

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, March 16, 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.

Chair Petersen read the Land Acknowledgement.

### **B. Approval of Agenda**

*Commissioner Karnes moved to approve the agenda as submitted. Commissioner Santhuff seconded the motion.*

Commissioner Steele requested clarification regarding the Home in Tacoma presentation and the action requested.

*The motion passed unanimously.*

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

- February 16, 2022

*Vice-Chair Karnes moved to approve the minutes of the February 16, 2022, meeting as submitted. Commissioner Santhuff seconded the motion. The motion passed unanimously.*

### **E. Disclosure of Contacts**

Commissioner Strobel disclosed that he works closely on the Tideflats Subarea Plan as a representative for the Puyallup Tribe and stated that he will be recusing himself from that discussion.

Commissioner Krehbiel disclosed that he spoke with Heidi Stephens and other members of the South Tacoma Neighborhood Council regarding the South Tacoma Economic Green Zone.

Chair Petersen asked for clarification on majority votes when considering abstention and recusal votes.

### **D. Public Comments**

Lihuang Wung, Senior Planner, reported that two comments were received regarding Home In Tacoma Phase 2.

### **F. Discussion Items**

#### **1. Home In Tacoma Phase 2**

Elliott Barnett, Senior Planner, presented the draft scope and assessment report of Home In Tacoma Phase 2, noting the area of applicability, Home in Tacoma policy direction, policy framework, scope of work, outreach, impacts assessment, and next steps.

Commissioner Krehbiel stated that he would like to see explicit mention about plans to engage and coordinate with tribal council in the Outreach and Engagement section, and he expressed concerns regarding potential traffic patterns.

Vice-Chair Karnes asked if there is a time horizon on the housing target that states zoning capacity will accommodate up to 60,000 new units and how concurrency requirements will potentially look in an EIS; and requested clarification on the area of applicability.

Commissioner Dorner requested clarification on the differences between urban services versus infrastructure.

Commissioner Santhuff suggested clarifying the language that relates to areas currently zoned single-family but are not in the low and mid-scale.

Commissioner Steele asked if there will be more clarification on which 4-plexes fall under low-scale, and the state law that precludes us from determining how many unrelated individuals can be in a unit.

*Vice-Chair Karnes moved that the Planning Commission set a public hearing date for April 20, 2022, for the Home In Tacoma Phase 2 draft scope of work for public review with the amendments including the additions of unrelated individuals and the areas currently zoned single-family but are not in the low and mid-scale, while also accepting written comments through April 30, 2022. Commissioner Steele seconded the motion. The motion passed unanimously.*

The Planning Commission recessed at 5:52 p.m. and reconvened at 5:57 p.m.

## **2. Tidelands Subarea Plan**

Stephen Atkinson, Principal Planner, presented an update on the Tidelands Subarea Plan, including an overview of the intergovernmental Work Plan, plan accomplishments, a summary of the alternatives proposed for Tidelands Steering Committee review, and a summary of the next steps in the process and the Planning Commission's role in the EIS Scoping Phase.

Vice-Chair Karnes asked if there is more information on the alternatives, beyond a map of potential uses.

Commissioner Steele requested clarification on the diversity regarding the construct of the Tidelands Steering Committee and advisory group, and how those individuals were selected.

Commissioner Santhuff expressed appreciation for the range of alternatives and the clarification on the common transportation network, and he stated the transportation network section is missing the value of rail and freight rail and how that may be impacted by future alternatives.

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

(1) Agenda for the April 6, 2022, meeting includes:

- Proposed College Park Historic District
- Public Hearing - 2022 Annual Amendment Package

(2) Agenda for the April 20, 2022, meeting includes:

- 2022 Annual Amendment Public Hearing Debriefing
- Public Hearing – Scope of Work for Home in Tacoma Phase 2

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

(1) Mr. Wung informed the commission of the following:

- Applications for the 2023 Annual Amendment will be accepted through the end of March.

- Three positions on the planning Commission will be available in June due to term expiration; Commissioners are encouraged to reapply; and applications are due to the City Clerk's Office by the end of March.

(2) Status Report on "South Tacoma Economic Green Zone" Application:

- Mr. Wung provided a status report on the South Tacoma Economic Green Zone application, noting that staff has been working with different agencies to develop a work plan for code amendments pertaining to the South Tacoma Groundwater Protection District, which is the first-phase response to the application and is part of the 2022 Amendment package; and staff is developing the second-phase response to the application, which is to consider transforming the general area of the South Tacoma Groundwater Protection District (specific project area to be further delineated) into an economic green zone.
- Mr. Atkinson provided additional information regarding coordination efforts and the plan for the green zone.

(3) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Taskforce:

- Commissioner Torrez reported that the Housing Equity Taskforce has been discussing engagement strategies that can be utilized in outreach for Home In Tacoma Phase 2.

## I. Adjournment

The meeting was adjourned at 6:59 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/)