



MINUTES

(Approved on September 7, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, July 20, 2022, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Anthony Steele

ABSENT: Brett Santhuff, Alyssa Torrez

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

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

C. Approval of Minutes

- There were no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Senior Planner, reported that three comments were received regarding the South Tacoma Groundwater Protection District (STGPD).

E. Disclosure of Contacts

Commissioners Krehbiel and Martenson and Vice-Chair Strobel spoke with Heidi Stephens regarding the STGPD.

F. Discussion Items

1. South Tacoma Groundwater Protection District – Consideration of a Moratorium

Peter Huffman, Planning and Development Services Director, expressed appreciation for Commissioners and provided introductory remarks regarding the request from the City Council to consider the moratorium.

Mr. Wung presented the STGPD, including the project scope and schedule of actions; an overview of what the STGPD is, where it is, and why it is protected; prohibited land use activity within the district; and agency roles for the STGPD.

Glen George, Senior Principal Engineer, Tacoma Water, presented background on how Tacoma Water uses well water, the South Tacoma wellfield, annual well production over the past 70 years, the location of Tacoma's South Tacoma aquifer, the aquifer system and the recharge of that system, and the recharge area.

Scott Hallenberg, Operations Manager, Tacoma Water, presented an overview of the protection of the STGPD, noting compliance monitoring and sampling.

Esther Beaumier, Waste Management Program Manager, Tacoma-Pierce County Health Department (TPCHD), presented an overview of TPCHD permitted facilities; the focus on pollution prevention, noting STGPD permitting and inspections; hazardous substances storage requirements; and above-ground storage tank (AST) and underground storage tank (UST) requirements.

Merita Trohimovich, Principal Engineer, outlined the City of Tacoma's Stormwater Management Program; the Stormwater Management Manual (SWMM) and Environmental Services Directive ESD17-01; STGPD infiltration facilities; source control best management and best practices; and Environmental Services environmental compliance.

Commissioner Dorner requested clarification on hazardous waste treatment, storage, and disposal facilities; onsite infiltration that was allowed in 2011; and the TPCHD's contaminated sites map.

Vice-Chair Strobel asked if we actively have business information related to what type of facility is being permitted under current regulations; what steps a new business located within the district would need to do assuming they had hazardous materials; how TPCHD handles those businesses and what active monitoring looks like; what happens when noncompliance or monitoring violations occur; and from monitoring of the aquifer in the district, have there been known infiltration of hazardous chemicals from an existing business or site contamination.

Commissioner Steele requested information regarding if the marijuana sites that are currently permitted in the area are for storage or processing; if the TPCHD regulates those sites and if so, what those procedures look like; what happens when elevated contaminants are found during monitoring; and if there are other mechanisms triggered prior to normal testing.

Commissioner Krehbiel asked about the current trend within the contaminated well sites, if agencies view an increase in impervious surfaces as a threat to the quality or quantity of the groundwater, and how impervious surfaces are dealt with under current regulations.

Commissioner Martenson requested information on the age of water being sampled for monitoring.

Vice-Chair Strobel asked how stormwater functions within the district to recharge the aquifer, how contamination interplays with surface water and the recharge of the aquifer, and generally how infiltration works.

Commissioner Steele expressed appreciation for the responses from presenters and asked if origins can be traced when elevated contaminants are found.

The Planning Commission recessed at 6:35 p.m. and reconvened at 6:40 p.m.

2. BRT Stream System Expansion Study (SESS)

Darin Stavish, Pierce Transit, introduced Amber Stanley, Pierce Transit; John McMillan, KPFF Consulting Engineers; and Oren Eshel, Nelson\Nygaard Consulting Associates; and provided an overview of the network of Stream corridors.

Ms. Stanley presented the Stream BRT System Expansion Study overview, the engagement and oversight process, and a map of the four SSES corridors.

Mr. Eshel outlined route options (Routes 2 and 3) for study corridors A and B.

Mr. McMillan reviewed corridor A and its correlation with Sound Transit's T line extension.

Mr. Eshel reviewed the Equity Index, the equity analysis results, SSES evaluation framework, the evaluation process, scoring snapshots, step one results, and step 2 of the evaluation.

Mr. McMillan outlined the next steps and implementation.

Chair Karnes asked if there was an evaluation of the corridors for supportive policies and regulations in jurisdictions that the corridors would be running through.

Commissioner Steele provided comments regarding Pierce Transit and Sound Transit working together to be more in line to benefit ridership.

3. 2023 Amendment – Assessment of “Mor Furniture” Application

Mr. Wung outlined the annual amendment process, timeline, and the 2023 Amendment docket.

Adam Nolan, Associate Planner, presented the assessment of the “Mor Furniture” application; area of applicability; land uses near the subject site; land use designations; land use designation changes, area-wide rezones and site rezones; staff conclusions and assessment of application; and staff’s recommendation.

Vice-Chair Strobel moved to concur with staff’s recommendation, which was to accept the “Mor Furniture” application and move it forward to the technical analysis phase to be processed as part of the 2023 Annual Amendment. Commissioner Steele seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the August 3, 2022, meeting includes:

- STGPD Moratorium
- Tideflats Subarea Plan and EIS
- Planning Commission Annual Report and Work Program
- Proposed College Park Historic District (Communication Item)

(2) Agenda for the August 17, 2022, meeting includes:

- STGPD Moratorium
- 2023 Amendment – Shipping Containers
- 2023 Amendment – Electric Fences
- 2023 Amendment – Minor Amendments

Mr. Wung reviewed the tentative agendas and noted that the schedule for some projects has shifted due to the need for the Commission to focus on the STGPD moratorium consideration and the need to move forward with the 2023 Annual Amendment in a timely manner.

Vice-Chair Strobel expressed concerns regarding the delay of the Proposed College Park Historic District item and requested that staff identify the agenda date for that item.

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:33 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/