



MINUTES

(Approved on January 18, 2023)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, August 3, 2022, 5:00 p.m.

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

ABSENT: Alyssa Torrez

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 Strobel moved to approve the agenda as submitted. Commissioner Steele seconded the motion.

Lihuang Wung, Senior Planner, noted that additional materials were added to the original packet and the revised agenda packet is available online.

The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Mr. Wung reported that six comments were received regarding the South Tacoma Groundwater Protection and three comments were received regarding the Tideflats Subarea Plan.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

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

Stephen Atkinson, Principal Planner, presented the South Tacoma Groundwater Protection District (STGPD) moratorium consideration, including the project scope and schedule, questions heard from previous meetings, an overview of comments received at the community meeting held on July 27, 2022, comments received prior to that community meeting, effects on existing uses or permits, past moratoria, regulatory framework, and the SEPA process.

Chris Seaman, Engineer, Tacoma Fire Department, outlined the role of Fire Code.

Commissioner Santhuff requested clarification on which agency conducts the SEPA review for projects in the area.

Mr. Atkinson reviewed recent code updates, the Tideflats Interim Regulations process, and how those intersect with work in South Tacoma.

Commissioner Steele asked about the notification radius and suggested expanding the boundaries of that notification.

Mr. Atkinson further reviewed the Tideflats Interim Regulations, the Tideflats Non-Interim Regulations, hazardous material storage uses, heavy industrial uses, and known contaminated sites.

Mr. Seaman provided information regarding marijuana production and processing.

Commissioner Dorner stated that it is important to look at the uses related to contaminated sites and to identify if there is a trend in specific uses becoming contaminated.

Commissioner Martenson asked about what data is used to make the determination of infiltration facilities.

Vice-Chair Strobel requested clarification on closed UST permits, if those include some level of cleanup, and how long the open UST permits have been open.

Mr. Atkinson provided staff observations, upcoming amendments, and next steps.

Chair Karnes noted the timeline and prompted commissioners to express if a moratorium is warranted and why or why not.

Commissioner Krehbiel expressed support for a moratorium and encouraged staff to extend the moratorium to include light industrial uses and zones and asked for the types and number of project applications and permits in this area.

Chair Karnes noted that a moratorium could potentially divert city resources from the groundwater work plan and the Commission's work program.

Commissioner Steele requested clarification regarding contamination, including frequency, the number of existing contaminated sites, mitigating those sites, and contamination at marijuana locations.

Vice-Chair Strobel asked about prohibited uses in relation to the Tideflats Non-Interim Regulations, requested information on prohibited uses that existed prior to the groundwater protection district being instated, and noted limitations in the regulatory framework.

Commissioner Dorner requested clarification regarding facilities engaging in hazardous waste and being permitted and potential interim regulations in this district and provided comments regarding the potential impacts and disadvantages of a moratorium.

Commissioner Santhuff requested information on the Health Department's open underground storage map, how far the recharge area extends into south Pierce County, and the scope of work.

Commissioner Marlo noted that there are significant concerns that need to be addressed and expressed interest in hearing more regarding the moratorium.

Commissioner Martenson expressed concerns regarding the change to allow infiltration.

Vice-Chair Strobel requested additional information on the impacts of a moratorium.

Chair Karnes summarized the Commission's discussion and direction for staff.

The Planning Commission recessed at 6:57 p.m. and reconvened at 7:02 p.m.

2. Tideflats Subarea Plan

Mr. Atkinson provided an overview of the Environmental Impact Statement (EIS) scoping process and previous Commission actions to assign Commissioner Krehbiel as lead to draft a comment letter. Commissioner Krehbiel outlined the content of the letter.

Commissioner Santhuff suggested correcting "One Tacoma" to the "One Tacoma Comprehensive Plan" in the first paragraph and changing "better suited" to "well suited" under the Puyallup Tribe Land Management and Environmental Restoration section.

Commissioner Steele moved to adopt the letter with recommended changes. Commissioner Marlo seconded the motion. The motion passed with the following votes:

Ayes: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Santhuff, Steele
Abstain: 1 – Strobel

3. Planning Commission Annual Report and Work Program

Brian Boudet, Planning Manager, presented the Planning Commission's Annual Report for 2021-2022 and Work Program for 2022-2024, noting the reporting requirement and schedule, accomplishments from 2021-2022, special notes, and an outline of the proposed work program for 2022-2024.

Chair Karnes requested that credit be given to commissioners who have been involved in extra projects and asked that the off-cycle items be prioritized to ensure the Commission is not overloaded.

Vice-Chair Strobel agreed with Chair Karnes and noted the importance of conveying the flux of the work program to the Infrastructure, Planning, and Sustainability Committee.

Commissioner Steele provided comments regarding the Commission's time and timing.

Commissioner Dorner asked if there are items that are commission-initiated.

Commissioner Santhuff suggested asking the Commission if there are items to add to the docket when looking at the annual amendment cycle.

Vice-Chair Strobel moved to approve the Planning Commission Annual Report for 2021-2022 and Work Program for 2022-2024 as submitted. Commissioner Dorner seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

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

- STGPD Moratorium Consideration – Recommendation
- 2023 Amendment – Shipping Containers, Electric Fences, and Minor Amendments

(2) Agenda for the September 7, 2022, meeting includes:

- Election of Officers
- College Park Historic Special Review District – Debriefing of June 1, 2022, Public Hearing
- 2023 Amendment Assessment – Additional applications

(3) Agenda for the September 21, 2022, meeting includes:

- Design Review Program – Workshop
- Home In Tacoma

(4) Agenda for the October 5, 2022, meeting includes:

- College Park Historic Special Review District – Recommendation

Mr. Wung outlined the upcoming agenda items, and Mr. Boudet provided additional comments

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:50 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/