



MINUTES

(Approved on April 19, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, November 16, 2022, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner (arrived at 5:03 p.m.), Robb Krehbiel, Brett Marlo, Matthew Martenson, Brett Santhuff, Anthony Steele, Alyssa Torrez

ABSENT: N/A

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

Vice-Chair Strobel 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

Lihuang Wung, Senior Planner, reported that no comments were received.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. 2023 Amendment – “Electric Fences”

Commissioner Dorner arrived here at 5:03 p.m.

Jana Magoon, Land Use Manager, provided a review of the staff analysis and preliminary conclusions on the application of “Electric Fences” for the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including background, issues, the draft recommendations, and key policy option questions.

The Commission discussed what types of businesses have requested electric fences, other municipalities implementing similar code, potential safety issues, voltage and strength of fences, having a secondary fence or barrier in front of the electric fence, screening, rules for barbed wire and razor wire fences, warning signage, fence setbacks and buffers, height requirements, zones that electric fences are to be allowed, fence appearances, and current fence regulations.

2. 2023 Amendment – “Shipping Containers”

Ms. Magoon presented the staff analysis and preliminary conclusions on the application of “Shipping Containers” for the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use

Regulatory Code, including background, issues, draft recommendations, key policy option questions, and next steps.

The Commission discussed whether they are allowed for conditioned space, screening, allowance in residential areas, health and safety concerns, use as a temporary structure, foundation requirements, narrowing the uses of shipping containers, why they are prohibited, if half-size containers have different requirements, aesthetic requirements, the accessory structure code, and shipping container dimensions.

The Planning Commission recessed at 6:09 p.m. and reconvened at 6:15 p.m.

3. Pacific Avenue Corridor Subarea Plan & EIS (“Picture Pac Ave”)

Wesley Rhodes, Senior Planner, presented the update on the Pacific Avenue Corridor Subarea Plan and EIS, including key project priorities, major elements of the plan, community engagement to date, a “soft launch phase” snapshot, major themes of what has been heard, formation of the Project Advisory Committee (PAC), and next steps.

The Commission discussed mixed-use centers along the corridor, PAC structure, representation from an economic development professional, consistency between the city and county, anti-displacement as a priority, planning for utility capacity, and addressing crime in the area.

Commissioner Torrez expressed interest in volunteering for the PAC position.

Commissioner Krehbiel moved to appoint Commissioner Torrez to the advisory group. Commissioner Steele seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the December 7, 2022 (hybrid) meeting includes:

- Capital Facilities Program Update
- McKinley Neighborhood Plan
- Design Review Program
- 2023 Amendment – “Minor Plan and Code Amendments”

(2) Potential cancellation for the December 21, 2022 (hybrid) meeting.

(3) Agenda for the January 4, 2022 (hybrid) meeting includes:

- 2023 Amendment - Delivery-Only Businesses
- 2023 Amendment - Commercial Zoning Update
- Planning Commission Annual Report and Work Program Update

Commissioner Krehbiel moved to cancel the December 21, 2022, meeting. Commissioner Steele seconded the motion. The motion passed unanimously.

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Manager, informed the commission that the Infrastructure, Planning, and Sustainability Committee reviewed the South Tacoma Groundwater Protection District moratorium on November 9, 2023, and is planning on finalizing at a special meeting on November 30, 2023, and sending the recommendation to the full City Council.

Mr. Wung announced that he is retiring from the city and December 7, 2022, will be his last meeting.

I. Adjournment

The meeting was adjourned at 6:49 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/