



MINUTES

(Approved on April 19, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, January 4, 2023, 5:00 p.m.

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

ABSENT: Christopher Karnes (Chair), Brett Marlo, Alyssa Torrez

A. Call to Order

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

Vice-Chair Strobel read the Land Acknowledgement.

B. Approval of Agenda

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

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that three comments were received regarding the Home In Tacoma Project.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. Home In Tacoma Project Phase 2

Elliott Barnett, Senior Planner, introduced Heidi Oien, consultant with Mafoon, and presented the Home in Tacoma presentation, including key questions for initial zoning maps, round one engagement, existing conditions report, existing lot sizes, existing alleys, an overview of residential character areas, preliminary findings of existing conditions, regional zoning benchmarks, key findings from regional zoning benchmarks, zoning framework options, guiding principles, and location criteria.

The Commission discussed special review districts, mixed residential, location criteria, priorities on where midscale projects are placed, owner occupancy data, benchmarking, alleys, number of zones, characteristics of pre-war/pre-zoning areas, being more direct on the needed housing types, differentiating zones, and lot sizes and development potential.

The Planning Commission recessed at 6:15 p.m. and reconvened at 6:20 p.m.

2. 2023 Amendment – Delivery-Only Businesses

Adam Nolan, Associate Planner, presented the status of the analysis of the staff-initiated application “Regulating Delivery-Only Businesses of Food and Other Consumables” (“Delivery-only” business) for the

2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including background on the amendment process, the 2023 Amendment timeline, the 2023 Amendment docket, characteristics of delivery-only businesses, potential impacts, the basis for this amendment request, and next steps.

The Commission discussed volume of businesses and location allowances, county standards, parking impact concerns, environmental impact concerns, businesses that fall into the category, why staff recommended the proposal, broadening an existing use category, and health authority standards.

3. 2023 Amendment – Commercial Zoning Update

Wesley Rhodes, Senior Planner, presented an update on the project scope and preliminary analytic framework as part of the assessment of the staff-initiated application “City-wide Commercial Zoning Code Update” for the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including application details, the phase approach, commercial pattern area typologies, examples, provisional classification criteria, changes under consideration for 2024, Multi-Family Property Tax Exemption Program (MFTE) expansion – “neighborhood commercial nodes”, and key issues.

The Commission discussed exploring the changing of classification in certain emerging areas, MFTE expansions, the requirement of 30 percent of commercial footprint for corner properties, commercial footprint requirements within mixed-use centers, requirements driving costs, and zoning classifications.

4. 2023 Amendment – Minor Plan and Code Amendments

Mr. Nolan presented the status and analysis of the “Minor Plan and Code Amendments” for the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including background, the scope of work, items removed and added from preliminary work plan, and next steps.

5. Planning Commission Work Program Update and By-laws Review

This item was deferred to a future meeting to be determined.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the January 18, 2023, meeting includes:

- Pacific Avenue Corridor Subarea Plan & EIS (“Picture Pac Ave”) – Workshop
- Urban Design Review Program
- 2024 GMA Update - Introduction

(2) Agenda for the February 1, 2023, meeting includes:

- 2023 Amendment – Electric Fences
- 2023 Amendment – Shipping Containers
- 2023 Amendment – Mor Furniture
- Neighborhood Planning Program – McKinley Neighborhood Plan
- Home In Tacoma Phase 2

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:38 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/