



MINUTES

(Approved on May 3, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, February 1, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner (arrived at 5:05 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 5:02 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. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Public Comment began at 5:03 p.m.

Stephen Atkinson, Principal Planner, reported that three written comments were received - one regarding Mor Furniture and two regarding Home In Tacoma.

No individuals addressed the Commission.

Public Comment ended at 5:05 p.m.

Commissioner Dorner arrived here at 5:05 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. 2023 Amendment – Mor Furniture

Adam Nolan, Associate Planner, reviewed the staff analysis, preliminary recommendations, and response to the Commission's questions from the November 2, 2022, meeting, including an overview of the application, analysis updates, and next steps.

The Commission provided feedback on the trip generation analysis, environmental impacts, glare, and proximity to and communication with Giadrone Middle School.

Vice-Chair Strobel moved to release the Mor Furniture application as part of the 2023 Annual Amendment package for public review. Commissioner Dorner seconded the motion.

Discussion ensued regarding impacts on residential development and the traffic study.

The motion passed unanimously.

2. Neighborhood Planning Program – McKinley Neighborhood Plan

Lauren Hoogkamer, Principal Planner, and Anneka Olson, Senior Planner, presented the draft McKinley Hill Neighborhood Plan, including plan goals and actions, quick wins, project committees, plan contents, policy framework, historic resources, coordination, safety recommendations, tree canopy goals, maintenance strategy, timeline, implementation strategy, next steps, and identified services.

Commissioner Steele moved to forward the draft McKinley Hill Neighborhood Plan and recommendation letter to the City Council. Commissioner Marlo seconded the motion. The motion passed unanimously.

3. Home In Tacoma Project Phase 2

Elliott Barnett, Senior Planner, introduced Heidi Oien, Mithun, and reviewed recent work and coordination.

Ms. Oien presented the zoning map update, staff workshop on zoning map strategies and the recommendation, standard zoning definitions and concepts, existing Tacoma zoning code, and zoning framework options.

The Commission provided feedback and discussed framework options, including which framework type best meets the guiding principles, strengths and challenges of the framework types, what approach would best solve issues in existing code, and the best form-based or hybrid code organization for Tacoma.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the February 15, 2023, meeting includes:

- 2023 Amendment – Electric Fences
- 2023 Amendment – Shipping Containers
- 2023 Amendment – Delivery-Only Businesses
- 2023 Amendment – Commercial Zoning Update

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

- 2023 Amendment – Minor Amendments
- 2023 Amendment Package
- Home In Tacoma Project Phase 2

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Chair Karnes reminded the Commission that this will be Commissioner Torrez's last meeting and volunteered as the Commission representative on the Pacific Avenue Advisory Group.

Commissioner Marlo volunteered to fill the Housing Equity Task Force position when it recommences.

I. Adjournment

The meeting was adjourned at 7:18 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/