



## MINUTES

(Approved on October 6, 2021)

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, August 18, 2021, 5:00 p.m.

**PRESENT:** Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Andrew Strobel, Alyssa Torrez

**ABSENT:** Brett Santhuff

### **A. Call to Order**

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

Chair Petersen read the Land Acknowledgement.

### **B. Approval of Agenda**

*Commissioner Strobel moved to approve the agenda as submitted. Commissioner Karnes seconded the motion. The motion passed unanimously.*

### **C. Approval of Minutes**

- There are no meeting minutes to approve.

### **D. Public Comments**

Lihuang Wung, Planning Services Division, reported that three comments were received addressing the Home In Tacoma project.

### **E. Disclosure of Contacts**

Commissioner Karnes disclosed conversations with Sean Dennerlein on the Home In Tacoma project.

### **F. Discussion Items**

#### **1. Home In Tacoma Project Update**

Elliott Barnett, Planning Team, provided an update on the Home In Tacoma project, including a review of what is in the phase 1 package; missing middle housing types; neighborhood design and scale compatibility; an overview of the public comments; the proposed timeline; the Infrastructure, Planning and Sustainability (IPS) Committee's scope of work; and the current status and next steps of the Housing Equity Taskforce.

Commissioner Karnes further outlined the current status and next steps of the Housing Equity Taskforce.

Commissioner Givens expressed interested in finding out what type of taxing tools might be available to keep people in their homes, through the efforts of the Housing Equity Taskforce.

Mr. Barnett facilitated a discussion regarding the scope of work for phase 2.

Commissioner Edmonds stated that zoning changes should be last on the list and expressed the importance of community engagement.

Commissioner Strobel suggested that staff fully communicate the Home In Tacoma project and some of the policy concerns with the new City Council members after they are elected this fall.

Commissioner Karnes requested that this process be more data and research-driven; and he stated that, during phase 2, he would like to hear from low-income families, people of color, veterans, immigrants, people with disabilities, and renters.

Vice-Chair McInnis expressed concerns that character, infrastructure, and neighborhood design standards and requirements are not fully explained in the plan; and he agreed that being data-driven would be more helpful.

Commissioner Givens agreed with being data-driven, stated that duplexes and small lots are a huge need and would like to see them permitted sooner; and suggested adding text amendments, such as parking requirements and nonconforming with respect to density.

Chair Petersen suggested being careful about the language used and to avoid making it complicated.

Commissioner Givens suggested prioritizing the scope of work.

Discussion ensued regarding guidance from City Council and waiting to see what the City Council does with phase 1.

The Planning Commission recessed at 5:56 p.m. and reconvened at 6:03 p.m.

## **2. Tideflats and Industrial Land Use Regulations Update**

Stephen Atkinson, Planning Services Division, outlined the current status of the Tideflats and Industrial Land Use Regulations, including background on the interim regulations, the request to update those recommendations to non-interim, the Planning Commission's Findings of Fact and Recommendations, and the City Council Infrastructure, Planning, and Sustainability (IPS) Committee's review of those recommendations.

Commissioner Strobel presented his initial concerns, the amendments being discussed at IPS, an overview of the proposed letter of supplemental comments, and the tone and purpose of the letter.

Vice-Chair McInnis expressed appreciation for Commissioner Strobel's level of commitment and the spirit in which the letter was offered; and he stated that the letter may muddy the waters for the City Council.

Commissioner Edmonds stated that the Commission's job is to advise and is open to conversations about reevaluating the roles of the Commission.

Discussion ensued regarding the Planning Commission's role in advising the City Council and the Washington State Growth Management Act.

*Commissioner Strobel moved to approve the letter of supplemental comments and forward to the City Council. Commissioner Torrez seconded the motion.*

*The motion passed with the following votes:*

*Ayes – Horne, Karnes, Petersen, Strobel, and Torrez*

*Nays – Edmonds, McInnis, and Givens*

## **3. Tideflats Subarea Plan Update**

Mr. Atkinson presented the Tacoma Tideflats Subarea Plan update, including the partnership between five governments, the Tideflats Steering Committee and Tideflats Advisory Group, a progress report noting the engagement conducted as part of the visioning phase, alternatives for the plan, the Environmental Impact Statement (EIS), upcoming schedule, and the status of the overall process. Mr. Atkinson further outlined the engagement efforts, including outreach and advertising, equity considerations, engagement methods and participation, strengths and challenges, opportunities and barriers, land use priorities, economic development priorities, transportation concerns and improvements, natural resources, and community input and planning phases.

Commissioner Givens requested clarification on the process of completion.

## **G. Upcoming Meetings (Tentative Agendas)**

(1) September 1, 2021:

- Transit-Oriented Development Advisory Group Update
- College Park Historic District Update
- Election of Chair and Vice-Chair

(2) September 15, 2021 - Cancelled

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

(1) Brian Boudet, Planning Division Manager, informed the Commission of the following:

- The City Council continues to accept applications for the Planning Commission's District 5 position, with a closing date of September 10, 2021, and the date to fill the vacant positions is to be determined.
- Mr. Boudet will present the Planning Commission's annual report and work program at the IPS Committee on September 1, 2021.

(2) Commissioner Horne stated that this will be his last meeting.

- Commissioners and staff expressed appreciation for Commissioner Horne's service and time on the Commission and thanked him for continuing to serve after his term ended on June 30, 2021.

## **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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)