



MINUTES

(Approved on November 17, 2021)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, September 1, 2021, 5:00 p.m.

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

ABSENT: N/A

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

C. Approval of Minutes

- There were no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Planning Services Division, reported that no comments were received.

E. Disclosure of Contacts

Chair Petersen disclosed that she has had discussions regarding the proposed College Park Historic District with a resident of that area who had questions about the process.

F. Discussion Item

1. Transit-Oriented Development Advisory Group Update

Mr. Wung provided background regarding the Transit-Oriented Development Advisory Group (TODAG), noting the establishment, duties, term length, and accomplishments. Don Erickson, Vice-Chair of TODAG, outlined TODAG's Progress Report No. 2, relating to the Tacoma Dome Link Extension (TDLE) Portland Avenue Station Area, noting the conclusions and recommendations; and Mr. Wung reviewed the evaluation method and criteria. Mr. Erickson further outlined TODAG's Progress Report No. 3, relating to the TOD Toolkit. Mr. Wung reviewed next steps and requested feedback from the Commission.

Commissioner Santhuff concurred with the conclusions of Progress Report No. 2, stating that it was thorough and appreciated that the evaluation criteria used is the same that was developed in the TOD Toolkit matrix, and he expressed appreciation for the emphasis in the reports on focused station area planning. He further stated that he would like having a discussion on the value of the L Street overpass, timing of planning efforts and how the TODAG will present to the City Council for next steps, a review of the Portland Avenue Mixed-Use district, and a Portland Avenue corridor study.

Commissioner Karnes stated that he would like the status of the realignment of the Sound Transit South Corridor program and how the projects evolved be included in the presentation to the City Council, to have

station planning completed before alternatives analysis is conducted for future high capacity transit projects, and that he concurs with the findings of Progress Report No. 2.

Commissioner Givens requested that TODAG provide recommendations to the Commission regarding policies that should live in the One Tacoma Plan; expressed appreciation for the TOD Toolkit and the evaluation tool in Progress Report No. 2; and stated that station area planning should be happening now.

Chair Petersen thanked Mr. Erickson, Planning Commission members, and staff for the work accomplished.

2. College Park Historic District Update

Reuben McKnight, Historic Preservation Officer, outlined the proposed College Park Historic District (currently under review by the Landmarks Preservation Commission), including an overview of the proposal, local historic districts, differences between local and national register districts, the review process, and the current tentative review schedule.

Chair Petersen asked for clarifications regarding the process and feedback from the Planning Commission.

Commissioner Karnes questioned why the College Park district qualifies as a historic district and stated that the history of redlining in the district should be included in discussions.

Commissioner Edmonds requested data regarding how many neighbors in the district signed onto the proposal, what type of public notice has been given, how many homes of the total number of homes in the district are owner-occupied, and how do zoning changes affect historical district zoning.

Commissioner Givens asked about the goals of this proposal, property inventory of the district relating to historic significance, and ensuring inclusivity in design standards.

Commissioner Santhuff reiterated the importance of addressing redlining in the district and requested data on percentages of structures contributing to the historical significance and information on development considerations.

Commissioner Strobel requested information on the goals of the district, how the Home in Tacoma project relates to this proposal, and how the special review districts function versus how the historic districts function.

Commissioner Torrez asked for clarification on the criteria for consideration of a proposed historic district and specifically, criteria related to equity.

Chair Petersen further reiterated the Commission's concerns regarding equity and requests for data.

The Planning Commission recessed at 6:30 p.m. and reconvened at 6:36 p.m.

3. Nominations and Elections of Officers

Commissioners nominated Jeff McInnis and Anna Petersen for Chair of the Planning Commission.

Commissioner Santhuff moved to elect Jeff McInnis as Chair of the Planning Commission. Commissioner Givens seconded the motion. The motion failed with the following votes:

Ayes – Edmonds, Givens, McInnis, and Santhuff

Nays – Karnes, Petersen, Strobel, and Torrez

Commissioner Karnes moved to re-elect Anna Petersen as Chair of the Planning Commission. Commissioner Torrez seconded the motion. The motion failed with the following votes:

Ayes – Karnes, Petersen, Strobel, and Torrez

Nays – Edmonds, Givens, McInnis, and Santhuff

Commissioner Strobel moved to delay the election of officers to the October 6, 2021, Planning Commission meeting, and to have the Chair and Vice-Chair discuss offline. Commissioner Karnes seconded the motion.

Discussion ensued regarding having the Chair and Vice-Chair discuss the election offline, when a new member will be appointed, and upcoming meetings.

The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

- (1) September 15, 2021 - Cancelled.
- (2) Agenda for the October 6, 2021, meeting includes:
 - 2022 Amendment Update
 - Election of Officers

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:
 - Mr. Boudet presented the Planning Commission's Annual Report 2020-2021 and Work Program 2021-2023 to the Infrastructure, Planning and Sustainability Committee (IPS), and they acknowledged receipt and concurred with the Work Program 2021-2023.
 - IPS expressed desire to improve communication between the City Council and the Planning Commission.
 - The Home In Tacoma project will be reviewed by IPS over the next couple months.
 - IPS finished their discussion on the Tideflats Non-Interim Regulations and finalized their recommendations to the full City Council.

Commissioner Strobel requested to have a joint meeting with IPS to understand the goals and work that the IPS Committee will be working on.

Discussion ensued regarding engaging conversations, improving collaboration, and establishing expectations.

I. Adjournment

The meeting was adjourned at 7:12 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/