



## **MINUTES**

(Approved on April 6, 2022)

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, March 2, 2022, 5:00 p.m.

**PRESENT:** Anna Petersen (Chair), Morgan Dornier, Ryan Givens, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel

**ABSENT:** Christopher Karnes (Vice-Chair), Alyssa Torrez

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

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

- February 2, 2022

*Commissioner Strobel moved to approve the minutes of the February 2, 2022, meeting as submitted. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:*

*Ayes – Petersen, Dornier, Krehbiel, Santhuff, Steele, and Strobel*

*Abstain – Givens*

### **D. Public Comments**

Chair Petersen reported that two comments were received addressing the 2022 Annual Amendment.

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

There were no disclosures of contacts.

### **F. Discussion Items**

#### **1. Urban Design Program**

Brian Boudet, Planning Division Manager, provided introductory remarks regarding the Urban Design Program, noting that the program has been before the Commission previously but has been on hold for some time.

Stephen Antupit, Senior Planner, and Carl Metz, Senior Planner, presented an overview of the Design Review Program, including project goals and outcomes, Planning Commission guidance and project development to-date, recent City initiatives that offer opportunities for coordination, draft project scope, design review example, the draft design review process, current project advisory group work items, and next steps.

Commissioner Krehbiel asked if green stormwater infrastructure is a piece of the design process.

Commissioner Santhuff provided comments on the Design Review Project Advisory Group, noting the desire to achieve better outcomes in building and streetscapes.

Chair Petersen expressed appreciation for Commissioner Santhuff and Givens for being part of the advisory group.

Commissioner Dorner requested clarification on qualifications for departure review, and review thresholds in the draft project scope.

Commissioner Steele asked if the design review is applicable to new construction only or also renovations.

Commissioner Santhuff provided additional comments on the considerations of the Design Review Project Advisory Group, noting specifics on the draft geographies and thresholds, and asked that other Commissioners offer their thoughts on appropriate geographies.

Chair Petersen asked for clarification on why some areas are excluded from the Design Review's initial purview.

Commissioner Strobel stated that initial slate of geography seems appropriate and asked about renovations and lessons learned for later phases that support design review opportunities to include historic elements and/or adaptive re-use.

## **2. Debriefing of Joint Meeting with Transportation Commission**

Lihuang Wung, Senior Planner, provided a debriefing of the joint session on February 16, 2022, with the Transportation Commission, and noted that after the presentation and discussion on Pierce Transit's Stream and Bus Rapid Transit (BRT), a motion was made to designate two members from each commission to work on a joint letter of comments to Pierce Transit.

Commissioner Givens suggested that Vice-Chair Karnes should be one of the designees. Commissioner Strobel agreed.

Commissioner Santhuff expressed interested in helping Vice-Chair Karnes with the letter.

Commissioner Krehbiel stated that trees and green stormwater infrastructure should remain a top priority.

*Commissioner Strobel moved to nominate Vice-Chair Karnes and Commissioner Santhuff, as the representatives from the Planning Commission, to work with the Transportation Commission to develop a joint letter. Commissioner Givens seconded the motion. The motion passed unanimously.*

## **3. Debriefing of Meeting with Infrastructure, Planning, and Sustainability Committee**

Mr. Wung provided introductory remarks on the Infrastructure, Planning, and Sustainability Committee (IPS) meeting on February 23, 2022, regarding Planning Commission's request to IPS to consider putting the two additional items regarding shipping containers and electric fences over for the 2023 Annual Amendment process.

Jana Magoon, Planning Division Manager, provided a summary of the presentation given to IPS and IPS's response, noting that IPS was sensitive to the amount of work that they gave to the Planning Commission and were open to delaying both requests. She further stated that IPS modified the shipping container request to remove any conversation about allowing them for storage and focusing on housing alternatives, and they proposed moving the electric fences request to the 2023 Amendment.

Stephen Atkinson, Principal Planner, provided additional comments, noting that the initial request was part of a resolution, and City Council will likely have to adopt a new resolution modifying the scope of the shipping containers and the timeline for electric fences. He further noted that there was a discussion on the Planning Commission's process and timelines regarding these types of requests.

Commissioners Strobel and Givens expressed appreciation for Chair Petersen and Vice-Chair Karnes for advocating for Planning Commission and opening communication with IPS.

## **4. 2022 Annual Amendment – Application “NewCold”**

Mr. Atkinson provided information regarding the amendment process, overall status of the applications in the 2022 Annual Amendment, and next steps.

Larry Harala, Principal Planner, presented an overview of the NewCold application, including a preliminary traffic study, noise and light analysis, and FAQ document.

Commissioner Steele requested clarification on the notification range, noting the close vicinity of Fircrest.

Commissioner Dorner asked what type of coverage the 2500 feet notification distance encompasses.

*Commissioner Strobel moved to release the NewCold application for public review at the scheduled public hearing. Commissioner Steele seconded the motion. The motion passed unanimously.*

## **5. 2022 Annual Amendment – Application “South Sound Christian Schools”**

Mr. Harala presented an overview of the South Sound Christian Schools application, including a traffic analysis, PDS critical area staff preliminary review, and FAQ document.

*Commissioner Santhuff moved to release the South Sound Christian Schools application for public review. Commissioner Krehbiel seconded the motion.*

Discussion ensued regarding the FAQ document and appreciation for the analysis identifying the Oregon White Oaks on the site.

*The motion passed unanimously.*

The Planning Commission recessed at 6:42 p.m. and reconvened at 6:47 p.m.

## **6. 2022 Annual Amendment Package**

Mr. Wung noted that the Commission released the Minor Plan and Code Amendments application for public review at the February 16, 2022, meeting and provided additional notes on four of the 15 issues that the Commission had questions on.

Commissioner Steele asked that the verbiage related to cultural institutions be revisited to include faith-based institutions.

Commissioner Strobel requested clarification on the hearing schedule approved at the February 16, 2022, meeting.

*Commissioner Strobel moved to release the 2022 Amendment Package for public review, set a public hearing for April 6, 2022, at 5:30 p.m., and accept written comments through April 8, 2022, at 5:00 p.m. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:*

*Ayes – Petersen, Dorner, Givens, Krehbiel, Santhuff, and Strobel*

*Abstain – Steele*

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

(1) Agenda for the March 16, 2022, meeting includes:

- Home In Tacoma Phase 2 Scoping
- Tidelands Regulations and Subarea Plan

(2) Agenda for the April 6, 2022, meeting includes:

- Proposed College Park Historic District
- Public Hearing – 2022 Annual Amendment Package

Commissioner Givens requested that comments regarding the public hearing be separated from other general discussion item comments and asked about the time allotment for public comments during the public hearing.

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

- (1) Mr. Boudet informed the Commission that in-person and hybrid meetings are being discussed and the City Council is testing that format, and the Planning Commission may be heading in that direction in a few months.
- (2) Commissioner Krehbiel requested that staff provide status updates on the South Tacoma Economic Green Zone planning.
- (3) Commissioner Strobel recognized that Mr. Wung was in a Seattle Times article about how Tacoma's small Chinese community reckoned with the city's anti-Chinese history.

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