



MINUTES

(Approved on July 6, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, May 4, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Morgan Dorner, Ryan Givens, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: Christopher Karnes (Vice-Chair)

A. Call to Order

Chair Petersen called the meeting to order at 5:05 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 Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- There were no meeting minutes to approve.

D. Public Comments

Chair Petersen reported that there were five comments received regarding the proposed College Park historic district item.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. 2023-2028 Capital Facilities Program

Stephen Atkinson, Principal Planner, provided introductory remarks, noting the implementation of the One Tacoma Comprehensive Plan.

Nick Anderson, Office of Management and Budget, presented an overview of the 2023-2028 Capital Facilities Plan (CFP) development, including planning documents, how a project gets into the CFP, CFP roles, Comprehensive Plan alignment, new project highlights, and next steps.

Commissioner Steele asked where road paving falls in the discussion, such as which roads are repaired and who makes that determination.

Commissioner Krehbiel asked if there are mechanisms in place to ensure equitability between districts during the prioritization.

Commissioner Givens requested background information on how to get your street or sidewalk repaved/repared.

The Planning Commission recessed at 5:38 p.m. and reconvened at 5:43 p.m.

2. College Park Historic Special Review District

Jeff Ryan, applicant, provided comments regarding the proposal and his role during the process.

Reuben McKnight, Historic Preservation Officer, presented an overview of the proposed College Park Historic Special Review District, including background information, the Landmarks Preservation Commission's (LPC) review process, LPC's recommendation, and the effects of the proposal.

Mr. Atkinson outlined the Planning Commission's review process and potential schedule for review.

Commissioner Krehbiel requested clarification on the need for this new designation and if this new designation would encourage or discourage housing density goals within the historic district, and he expressed concerns regarding redlining.

Commissioner Steele requested information on the demographic of this area currently versus what it has been in the past.

Commissioner Strobel requested information on the difference between the current historic status versus the proposal in regard to demolition review, the precedent on how these districts are set, and if there is anything in a historic designation that would be prohibitive of new or changing technology.

Commissioner Dorner asked about increasing density, buildable areas and potential for infill development, and desirability.

Commissioner Santhuff requested clarification regarding demolition restrictions within a historic district for contributing properties and provided comments on consideration of the broader contextual planning policy framework, redlining, the potential for infill development within the district, a report that covers the establishment history and survey work of current historic districts throughout the City, and achieving a more comprehensive policy.

Commissioner Givens expressed concerns regarding contractors that specialize in historic homes and permit costs and asked if we could provide scenarios for the public hearing.

Chair Petersen provided comments on the fact that it is on the National Register of Historic Places, the threat with regards to development, demolition concerns, property tax incentives, how historic districts impact affordability, Criteria A, and the significant time period.

Mr. McKnight provided additional details regarding the cost associated with being a historic district, the review process, special tax valuation, project feasibility, design standards, and criteria evaluation.

Commissioner Krehbiel moved to table the discussion item. Commissioner Steele seconded the motion.

Discussion ensued regarding the intention of the motion, delaying the public hearing, process, and timeline.

Commissioner Krehbiel withdrew the motion.

Commissioner Strobel moved to set a public hearing date to June 1, 2022, for the College Park proposal and accept comments through Friday, June 3, 2022. Commissioner Torrez seconded the motion. The motion passed unanimously.

The Planning Commission recessed at 7:30 p.m. and reconvened at 7:36 p.m.

3. 2022 Annual Amendment

Stephen Atkinson, Principal Planner, presented an overview of the request to finalize the exhibits and recommendation to the City Council, including the amendment process timeline and next steps, responses to the Planning Commission's previous questions, and the NewCold application and recommendation.

Commissioner Givens provided comments on the jobs at NewCold, the traffic study, and expansion needs.

Commissioner Strobel noted the importance of the Land Use designation change because of the height, the need to address height variance in the City, and the SEPA mitigation.

Commissioner Krehbiel expressed concerns regarding the need for mitigating increased traffic.

Commissioner Steele provided comments on groundwater protection concerns.

Commissioner Dorner expressed concerns regarding height variances, a potential process to offset that variance, and building placement.

The Commission agreed to discuss and vote on each application separately.

Commissioner Steele moved to approve the NewCold application. Commissioner Krehbiel seconded the motion.

Discussion ensued regarding recommendations to accompany the proposal.

The motion passed with the following votes:

Aye – Petersen, Dorner, Givens, Santhuff, Strobel, and Torrez

Nay – Krehbiel and Steele

Mr. Atkinson presented the South Sound Christian Schools land use designation changes application. He indicated that based on previous deliberations staff had developed two options for the Commission's consideration: Option A would approve the designations of "Mid-Scale Residential" and "General Commercial", as requested by the applicants; and Option B would approve the designations of "Park and Open Space", "Low-Scale Residential", "Mid-Scale Residential", and "General Commercial" for various areas within the subject site. With either option, the Commission would also recommend ensuring the preservation of Garry Oaks on-site during site rezone.

Commissioner Gives expressed appreciation for the evolution of the application.

Commissioner Santhuff agreed with Commissioner Givens, expressed support for Option B, and suggested including language on why Area C was excluded.

Commissioner Krehbiel moved to approve Option B for the South Sound Christian Schools land use designation change. Commissioner Santhuff seconded the motion. The motion passed unanimously.

Mr. Atkinson outlined the recommendation on the work plan for the South Tacoma Groundwater Protection District (STGPD) code amendments application.

Commissioner Strobel asked if the Manitou Annexation Area is included as part of STGPD district.

Commissioner Givens stated that he supports the softened moratorium and suggested that the City find assistance for environmental site assessments.

Commissioner Krehbiel expressed appreciation for the moratorium language and wished it can move faster.

Commissioner Strobel moved to approve the work plan for South Tacoma Groundwater Protection District (STGPD) code amendments proposal as proposed. Commissioner Steele seconded the motion. The motion passed unanimously.

Mr. Atkinson reviewed the minor plan and code amendments application recommendation.

Commissioner Givens stated the proposed zoning isn't compatible with the land use designation in the Manitou Annexation Area.

Commissioner Steele expressed concerns with the amendment to replace the current definition of "family" and not replacing "family" with "household".

Commissioner Strobel moved to approve the Minor Code and Plan amendments application. Commissioner Santhuff seconded the motion.

Discussion ensued regarding the term "family" and its proposed definition, zoning of the Manitou Annexation Area, and separating the motions to vote on the package separately.

Commissioner Strobel proposed that the vote on the package be completed in three separate votes: the full Minor Plan and Code amendments application sans the Manitou amendment (Issue No. 15) and the "family" definition amendment (Issue No. 1), the Manitou amendment, then the "family" definition amendment. Commissioner Santhuff seconded.

The motion to approve the Minor Plan and Code amendments application sans Issue Nos. 1 and 15 passed unanimously.

The motion to approve the Manitou amendment passed with the following vote:

Ayes – Petersen, Dorner, Krehbiel, Santhuff, Steele, Strobel, and Torrez

Nays – Givens

The motion to approve the “family” amendment passed with the following vote:

Ayes – Petersen, Dorner, Givens, Santhuff, Strobel, and Torrez

Abstain – Krehbiel and Steele

Commissioner Strobel moved to approve the Commission’s Findings of Fact and Recommendations Report with applicable exhibits as modified by the Commission and forward to the City Council. Commissioner Torrez seconded the motion.

Discussion ensued regarding traffic impacts in the letter.

The motion passed with the following vote:

Aye – Petersen, Dorner, Givens, Krehbiel, Santhuff, Strobel, and Torrez

Nay – Steele

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the May 18, 2022, meeting includes:

- Design Review Briefing
- Capital Facilities Program – Release for Public Hearing
- Tideflats Subarea Plan Update

(2) Agenda for the June 1, 2022, meeting includes:

- Proposed College Park Historic District Public Hearing
- Home In Tacoma - Finalize Scope of Work
- Planning Commission Annual Report and Work Program – Introduction

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

(1) Brian Boudet, Planning Division Manager, reminded the Commission of the joint letter with the Transportation Commission regarding the BRT System Expansion Study to be drafted by two commissioners and asked if another commissioner could assist in putting that letter together.

- Lihuang Wung, Senior Planner, noted that the Transportation Commission has submitted a letter separately.
- Commissioner Dorner volunteered to assist Commissioner Santhuff in drafting the letter.

I. Adjournment

The meeting was adjourned at 9:03 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/