



MINUTES

(Approved on July 6, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, May 18, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Morgan Dornier, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: Ryan Givens

A. Call to Order

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Karnes 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

Chair Petersen reported that there were no comments received.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

1. 2023-2028 Capital Facilities Program

Nick Anderson, Office of Management and Budget, presented an overview of the 2023-2028 Capital Facilities Plan (CFP) development, including a brief refresher of how projects get into the CFP, CFP roles, and Equity; Comprehensive Plan alignment; packet contents; projects by sections, by council district, and by tier; new project highlights; additional new projects; and next steps.

Commissioner Santhuff requested clarification on what materials will be made available to the public prior to the public hearing and suggested including a brief executive summary of the whole CFP process and potentially including additional clarity within the virtual document to ensure navigability.

Commissioner Steele suggested providing information on how different projects are reached and giving insight regarding transportation and libraries.

Vice-Chair Karnes asked when the expiration of the Tacoma Streets Initiative is and if there are projects contingent on the renewal of that project.

Vice-Chair Karnes moved to set a public hearing date for June 15, 2022, at 5:30 p.m. for the 2023-2028 Capital Facilities Plan. Commissioner Strobel seconded the motion. The motion passed unanimously.

2. Design Review Program

Stephen Antupit, Senior Planner, presented an overview of the Design Review Program, including project elements and progress, a status update, guiding principles for the program, types of design controls, design guidelines, guidance manual framework, the design review processes, and key policy decisions.

Commissioner Strobel asked if a flexible design control system can still be prescriptive and how to narrow the scope of review applied to a project for the review board.

Commissioner Santhuff expressed appreciation for staff's work; suggested that other commissioners seek opportunity to meet with staff to flush out questions; and provided comments on the guiding principles, bonus programs, and the role of the Design Review Board.

Commissioner Dorner suggested using a rating system with review rather than checkboxes and tying bonuses to the seven categories of the guidelines.

Vice-Chair Karnes agreed that it would be a good idea to tie potential incentives/bonuses for development in the mixed-use centers to these goals.

Commissioner Krehbiel expressed appreciation for staff and provided comments on the flexible design review standards.

Commissioner Steele asked how the members of the review board would be selected and controlled to ensure consistency.

Commissioner Strobel requested clarification regarding conditional use permits.

The Planning Commission recessed at 6:06 p.m. and reconvened at 6:11 p.m.

3. Tidelands Subarea Plan and EIS

Stephen Atkinson, Principal Planner, provided an overview of the recommendations made by the Tidelands Steering Committee on the Tidelands Subarea Plan and Environmental Impact Statement (EIS), including the Plan boundary area, participating governments, the policy framework for the Subarea Plan, existing planning efforts, timeline and major milestones for the Plan and EIS, scoping timeline and next steps, guiding principles, a summary of preliminary alternatives, and the Planning Commission's next steps.

Chair Petersen summarized the process.

Commissioner Krehbiel requested clarification on why Alternative 4 is included, if there is a discussion about returning the mitigation lands to Puyallup Tribal ownership for long-term management and restoration, and if there are industrial contractions to deal with industries that work against the goals and long-term plans.

Commissioner Steele asked how the community is being included in this process and if there have been any changes to the Steering Committee.

Commissioner Dorner requested an analysis of what the City of Fife's plans are to encourage consistency between jurisdictions and requested clarification on the buffer zone.

Vice-Chair Karnes requested information on how this plan overlaps with Vision 2050, and stated he is interested in comparing relevant policies in the Vision 2050 document and the EIS and Subarea Plan.

The Commission agreed that Vice-Chair Karnes, Commissioner Krehbiel, and Commissioner Steele would be the main contributors of drafting the comment letter to be considered on July 6, 2022.

G. Upcoming Meetings (Tentative Agendas)

(1) 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

(2) Agenda for the June 15, 2022, meeting includes:

- 2023-2028 Capital Facilities Program Public Hearing
- Pacific Avenue Corridor Subarea Plan and EIS
- Design Review Program
- Planning Commission Annual Report and Work Program

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:27 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/