



MINUTES

(Approved on September 7, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, July 6, 2022, 5:00 p.m.

PRESENT: Christopher Karnes (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: N/A

A. Call to Order

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

Doris Sorum, City Clerk, swore in newly appointed Commissioners Brett Marlo and Matthew Martenson and reappointed Commissioner Alyssa Torrez.

Vice-Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

C. Approval of Minutes

- May 4, 2022
- May 18, 2022
- June 1, 2022
- June 15, 2022

Commissioner Strobel moved to approve the agenda and the minutes of the May 4, May 18, June 1, and June 15, 2022, meetings as submitted. Commissioner Santhuff seconded the motion. The motion passed with the following vote:

Ayes: 8 – Dorner, Karnes, Krehbiel, Marlo, Santhuff, Steele, Strobel, Torrez

Abstain: 1 – Martenson

D. Public Comments

Lihuang Wung, Senior Planner, reported that one comment was received regarding the South Tacoma Groundwater Protection District (STGPD).

E. Disclosure of Contacts

Commissioner Krehbiel disclosed that he had discussions with Heidi Stephens regarding the consideration of a moratorium in the STGPD.

F. Discussion Items

1. Election of Chair and Vice-Chair

Mr. Wung provided background information and options to consider regarding the election of officers for the Planning Commission, noting that the Chair position is vacant as of July 1, 2022.

Discussion ensued regarding waiting two months to elect the Chair and Vice-Chair at the designated time specified in the Planning Commission's By-Laws, electing officers now for a 14-month period, and electing a Chair and Vice-Chair for a two-month term and reopening elections in September.

Commissioner Santhuff moved to open elections for Chair and Vice-Chair for a two-month term. Commissioner Krehbiel seconded the nomination. The motion passed with the following vote:

Ayes: 8 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Santhuff, Strobel, Torrez

Nays: 1 – Steele

Commissioner Krehbiel nominated Andrew Strobel for Vice-Chair. There were no other nominations.

Commissioner Santhuff nominated Chris Karnes for Chair. There were no other nominations.

The nominations passed unanimously.

2. Design Review Program

Stephen Antupit, Senior Planner, presented the Design Review Program, including recent Commission contacts, staff work with the Project Advisory Group (PAG) and consultants, outreach activities, and Commissioner participation in the PAG.

Commissioner Santhuff provided comments regarding PAG and encouraged other members of the Commission to participate.

Commissioner Martenson expressed interest in participating in the PAG.

3. Tidelands Subarea Plan

Steve Atkinson, Principal Planner, provided an update on the Environmental Impact Statement (EIS) scoping process, including the study area, collaboration between participating governments, the Tidelands Steering Committee recommendation, alternatives, character areas, range of alternatives, the purpose of the EIS, EIS scoping, considerations for comments, how to provide comments, and next steps for the Commission.

Commissioner Dorner asked about the comment period and if any comments have been received.

Commissioner Krehbiel, who was designated as the lead author of the Planning Commission's comment letter, outlined the draft letter and requested additional feedback from the other Commissioners.

Commissioner Martenson encouraged the individuals developing the plan to consider more innovative solutions like floating wetlands and suggested promoting nonvehicular transportation and coupling that with greater tree canopy and stormwater.

Commissioner Steele requested clarification on the diversity of the Tidelands Steering Committee.

Commissioner Dorner asked if there is a way to make a recommendation letter more effective and suggested adding content that touches on public access, recreation, opening the waterfront, and utilizing and revitalizing neglected areas.

The Planning Commission recessed at 6:18 p.m. and reconvened at 6:23 p.m.

4. South Tacoma Groundwater Protection District – Consideration of a Moratorium

The Planning Commission began the review process for assisting the City Council in determining whether a moratorium would be warranted for the South Tacoma Groundwater Protection District (STGPD), as requested by the City Council, per Amended Substitute Resolution No. 40985, adopted on June 28, 2022.

Mr. Atkinson presented an overview of the STGPD, including the general scope of review; planning context regarding zoning, manufacturing and industrial centers, One Tacoma Plan policies, land use regulations, buildable lands, permit activity, existing uses, and the Equity Index; and the process to consider a moratorium or interim regulation.

Commissioner Krehbiel requested clarification on the scope of review.

Commissioner Martenson asked if a moratorium would affect existing businesses and requested information on compliance and monitoring.

Commissioner Krehbiel noted that themes he heard from public comments were the desire for review into heavy and light industrial, sites of impervious surfaces, and traffic and truck trips in and out of the area. He further noted that public engagement is important and would like to have a broad review.

Commissioner Steele requested information regarding the marijuana processing in this area and what is going into the groundwater.

Commissioner Dörner noted that there are resources available at the state level and stated that according to the “What’s In My Neighborhood” Department of Ecology website, there are a number of contaminants in the area. She further stated it would be valuable to note the contamination presently and historically, spill reports, and maps/data. She requested information on how this area got to where it is, why future land uses are designated industrial in this area, what actions have been taken to create a greener area.

Vice-Chair Strobel requested information to further characterize the existing aquifer, areas that have previously been infiltrated by uses in the past, uses that were initially proposed by Council Members as limiting uses within the area, existing uses of concern from public comments, input from current planners, and the City Council’s decision making during this process.

Commissioner Santhuff requested that immediate risks be defined, noting understanding high-risk uses that are not currently restricted, uses that the community has identified, and information on if there are paths of development that may need to be restricted such as impervious surfaces.

Chair Karnes requested information regarding the quantity and character of existing vested permits, how a moratorium would affect those, and which level of jurisdiction supersedes the other regarding plans and policies.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the July 20, 2022, meeting includes:

- Pierce Transit Bus Rapid Transit Update
- College Park Historic Special Review District – Debriefing of Public Hearing
- 2023 Amendment Docket and 2022-2024 Planning Work Program
- Consideration of “STGPD Moratorium”

(2) Agenda for the August 3, 2022, meeting includes:

- College Park Historic Special Review District – Recommendation
- Home in Tacoma Phase 2
- Design Review Program
- Tidelands Subarea Plan
- Consideration of “STGPD Moratorium”

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Chair Karnes reported that on June 27, 2022, the Transit-Oriented Development Advisory Group received a presentation from Pierce Transit on the Pacific Avenue Bus Rapid Transit Project (BRT-PacAve) and Stream System Expansion Study (SSES) and a presentation from Sound Transit on the Tacoma Dome Link Extension (TDLE).

Commissioner Torrez reported that the Housing Equity Taskforce has decided to pause meetings while staff works on the Home In Tacoma project scope and taskforce vacancies.

I. Adjournment

The meeting was adjourned at 7:42 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/