



MINUTES

(Approved on February 15, 2023)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, August 17, 2022, 5:00 p.m.

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

ABSENT: N/A

A. Call to Order

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

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Steele moved to approve the agenda as submitted. Vice-Chair Strobel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Senior Planner, reported that four comments were received regarding the South Tacoma Groundwater Protection District (STGPD) moratorium consideration.

E. Disclosure of Contacts

There were no disclosures of contacts.

F. Discussion Items

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

Stephen Atkinson, Principal Planner, presented the project scope and schedule of the STGPD moratorium consideration and outlined the follow-up questions.

Merita Trohimovich, Principal Engineer, provided a response to the question regarding the stormwater infiltration policy.

Esther Beaumier, Waste Management Program Manager, Tacoma-Pierce County Health Department (TPCHD), provided responses to the questions regarding how small-scale hazardous waste is managed, open and closed underground storage tanks, uses commonly associated with underground storage, and uses typically associated with past site contamination.

Larry Harala, Principal Planner, responded to questions regarding light industrial uses that have been recently permitted and the detrimental effects of a moratorium.

Mr. Atkinson reviewed equity concerns, work plan impacts, overall commission guidance, uses under consideration, the draft Planning Commission recommendation, and next steps.

Commissioners requested clarification and provided comments regarding the Groundwater Protection Code updates, capacity increases of existing facilities, and if considering infiltration and recharging as part of the moratorium would cause adverse effects.

The Planning Commission recessed at 5:52 p.m. and reconvened at 5:57 p.m.

The Commission discussed whether the moratorium is or is not warranted and why, and the specific uses in the draft recommendations.

Vice-Chair Strobel moved to adopt the findings of fact and submit to the City Council a recommendation for a moratorium on permits for new and expanded facilities for metal recycling, auto wrecking, auto service and repair, and new underground storage tanks that are not replacements for a duration of 1 year to prevent the vesting of new land uses that may pose a risk to groundwater resources until the Groundwater Code Update can be complete in 2023. Commissioner Steele seconded the motion.

Discussion ensued regarding clarification of land use definitions, questions to ask during the code development process, parameters on types of permits, auto uses, nonconforming uses and standards, clarification that the moratorium should apply to the establishment and expansion of these uses within the City, and allowing a percentage of expansion up to a specific threshold.

Commissioner Santhuff moved to replace the language of “auto service and repair” with “vehicle service and repair” and add “vehicle service and repair, industrial”. Commissioner Marlo seconded the motion.

Discussion ensued regarding clarification on the uses included in the motion.

The motion to amend passed unanimously.

The motion, as amended, passed unanimously.

The Commission discussed adding information on environmental injustice, staffing and resource support, and enhanced mitigation for semi-trucks in the findings of fact.

The Planning Commission recessed at 7:20 p.m. and reconvened at 7:25 p.m.

2. 2023 Amendment – Assessment of Shipping Containers

This item was combined with the following discussion item.

3. 2023 Amendment – Assessment of Electric Fences

Jana Magoon, Land Use Manager, outlined the “Shipping Containers” and “Electric Fences” applications, including background, issues, and considerations on each; next steps; and the action requested.

Commissioner Martenson moved to approve the scope of work and schedule for shipping containers and electric fences. Commissioner Krehbiel seconded the motion.

Discussion ensued regarding allowing more time to consider controversial items.

The motion passed with the following votes:

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

Abstain: 1 – Steele

4. 2023 Amendment – Assessment of Minor Amendments

Mr. Wung outlined the “Minor Plan and Code Amendments” application, including the intent of the amendment, an overview of the twelve issues that were identified for amendment, and the preliminary scope of work.

Commissioner Krehbiel moved to approve the assessment report and the preliminary scope of work for the “Minor Plan and Code Amendments” application. Vice-Chair Strobel seconded the motion.

Mr. Wung further reviewed the twelve issues.

The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the September 7, 2022, meeting includes:

- Election of Officers
- College Park Historic Special Review District – Debriefing of June 1, 2022, Public Hearing
- 2023 Amendment Assessment – Additional applications

(2) Agenda for the September 21, 2022, meeting includes:

- Design Review Program – Workshop
- Home In Tacoma

(3) Agenda for the October 5, 2022, meeting includes:

- College Park Historic Special Review District – Recommendation

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Chair Karnes reported that the Transit-Oriented Development Advisory Group (TODAG) met and discussed a letter of recommendation on the Stream Bus Rapid Transit System expansion study and the future state of the TODAG.

I. Adjournment

The meeting was adjourned at 7:51 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/