



## **MINUTES**

(Approved on February 15, 2023)

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, September 7, 2022, 5:00 p.m.

**PRESENT:** Christopher Karnes (Chair), Andrew Strobel (Vice-Chair) (departed at 5:11 p.m.), Morgan Dorner, Matthew Martenson, Brett Santhuff, Anthony Steele, Alyssa Torrez

**ABSENT:** Robb Krehbiel, Brett Marlo

### **A. Call to Order**

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

Chair Karnes read the Land Acknowledgement.

### **B. Approval of Agenda**

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

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

- July 6, 2022
- July 20, 2022

*Vice-Chair Strobel moved to approve the minutes of the July 6, and July 20, 2022, meetings as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.*

### **D. Public Comments**

Mary Crabtree, Administrative Assistant, reported that one comment was received regarding the College Park Historic Special Review District.

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

There were no disclosures of contacts.

### **F. Discussion Items**

#### **1. Election of Chair and Vice-Chair**

*Commissioner Steele moved to re-elect Chris Karnes as Chair of the Planning Commission. Commissioner Santhuff seconded the motion. The motion passed unanimously.*

*Commissioner Steele moved to re-elect Andrew Strobel as Vice-Chair of the Planning Commission. Commissioner Santhuff seconded the motion. The nominations passed unanimously.*

#### **2. College Park Historic Special Review District**

Vice-Chair Strobel departed here, at 5:11 p.m.

Reuben McKnight, Historic Preservation Officer, presented an overview of the proposed College Park Historic District, the Landmarks Commission recommendation, the review process, and public feedback and testimony.

Lucas Smiraldo, Office of Equity and Human Rights (OEHR), provided OEHR feedback.

Mr. McKnight reviewed observations and next steps.

The Commission provided feedback and requested clarification regarding efforts made in the nomination, fees associated with design review, the historic overlay, home values, equitable distribution of the historic districts around the city; including sidewalk and pedestrian streetscape details, the design guidelines, redlining in the district, the value of historic preservation, and adding significance criteria related to redlining and tribal history.

The Planning Commission recessed at 6:25 p.m. and reconvened at 6:32 p.m.

### **3. 2023 Amendment Assessment – Commercial Zoning Update Phase 1**

Wesley Rhodes, Senior Planner, presented an overview of the 2023 Amendment timeline; 2023 Amendment docket; docketing process; and the area of applicability, primary objectives, approach, and assessment of the “City-Wide Commercial Zoning Code Update” application.

The Commission discussed maintaining consistency with the Home In Tacoma Project, connections with the design review process; commercial zoning being mixed-use, and inclusion of the Transit-Oriented Development implementation strategy.

*Commissioner Steele moved to accept the scope of work and move forward to the next phase. Commissioner Dorner seconded the motion. The motion passed unanimously.*

### **4. 2023 Amendment Assessment – Delivery-Only Businesses**

Adam Nolan, Associate Planner, presented an overview of the applicability, the proposal, characteristics, key issues, and assessment of the “Regulating Delivery-Only Businesses of Food and Other Consumables” application.

The Commission discussed potential location regulations, climate impacts, cooperation with the health department, and existing businesses of this type.

*Commissioner Martenson moved to accept and move the application forward. Commissioner Santhuff seconded the motion. The motion passed with the following votes:*

*Ayes: 5 – Dorner, Karnes, Martenson, Santhuff, Torrez*

*Abstain: 1 – Steele*

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

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

- Design Review Program – Workshop
- Home In Tacoma Phase 2 – Workshop
- STGPD Moratorium Work Plan

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

- College Park Historic Special Review District

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

## **I. Adjournment**

The meeting was adjourned at 7:07 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/)