



MINUTES

(Approved on June 7, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, March 15, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Brett Marlo, Matthew Martenson, Brett Santhuff, Anthony Steele

ABSENT: Robb Krehbiel, Morgan Dorner

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 Martenson 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

Stephen Atkinson, Principal Planner, reported that one written comment was received regarding the Urban Design Review Program.

No individuals addressed the Planning Commission.

Public Comment ended at 5:02 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. Urban Design Review Program

Stephen Antupit, Senior Planner, provided an overview of the Urban Design Review Program, including the three major components, the four amendment characterizations, and future work items.

Carl Metz, Senior Planner, reviewed the proposed re-organization for Mixed Use district building standards, noting ground level standards and form and expression.

Shirley Schultz, Principal Planner, outlined the proposed re-organization for the Downtown district building standards, noting ground level standards and form and expression.

Metz presented the maximum setback standards within Mixed Use and Downtown districts; street level building transition standards within Residential and Commercial districts; and the residential yard space exemption.

Antupit outlined the upcoming schedule and approach for the public review draft.

The Commission provided feedback and requested clarification on the reorganization of the building standards, code applicability, maximum setbacks, the titles “ground level” and “form and expression”, addressing utilities in projects, the strikethrough language, mass reduction standards in Downtown districts, intent of the maximum setback, residential transitions, and the residential yard space exemption.

The Planning Commission recessed at 6:14 p.m. and reconvened at 6:23 p.m.

2. Home In Tacoma Phase 2

Elliott Barnett, Senior Planner, introduced Heidi Oien, Mithun, and provided an overview of the Home In Tacoma Phase 2 update, including objectives and round one engagement.

Oien presented the initial direction on the zoning framework and standards.

The Commission provided feedback on the zoning framework, including the hybrid format, setbacks, initial standards, building width and depth, a floor area ratio (FAR) approach, the bonusing option, attached and detached accessory dwelling units, parcel assembly configuration, and housing types.

Barnett reviewed the initial zoning map options.

Discussion ensued regarding walkable services, features, buffering from mid-scale residential, buffer distance, and four-story buildings.

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the April 5, 2023, special meeting includes:
 - Safety Training for Commissioners
- (2) Agenda for the April 5, 2023, regular meeting includes:
 - Picture Pac Ave Update
 - 2023 Annual Amendment Package – Public Hearing
- (3) Agenda for the April 19, 2023, regular meeting includes:
 - 2023 Annual Amendment Package – Debrief
 - Urban Design Review Program

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Commissioner Steele provided a report on the Facility Advisory Committee.

I. Adjournment

The meeting was adjourned at 7:53 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/