



MINUTES

(Approved on September 20, 2023)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, September 6, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Jordan Rash, Sandesh Sadalge, Brett Santhuff

ABSENT: Brett Marlo, Matthew Martenson

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 Steele moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- August 2, 2023
- August 16, 2023

Vice-Chair Steele moved to approve the August 2, and August 16, 2023, meeting minutes as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that five written comments were received regarding the Home In Tacoma Project.

No individuals addressed the Planning Commission.

Public Comment ended at 5:03 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. Election of Chair

Commissioner Krehbiel moved to elect Chris Karnes as Chair of the Planning Commission till September 2024. Vice-Chair Steele seconded the motion. The motion passed unanimously.

2. Pacific Avenue Subarea Plan and EIS (“Picture Pac Ave”)

Wesley Rhodes, Senior Planner, and Madeline Borowski, Comprehensive Planning Intern, presented an overview of the engagement process for “Picture Pac Ave”, including a mailer, in-person events, virtual outreach, the online open house, a snapshot of the survey, next steps, and an update on Pierce Transit’s Bus Rapid Transit Project.

The commission provided feedback regarding the bus station areas, the walking tour, survey demographics, segments of the corridor, plans to add contractors for electric vehicles (EV), noise and safety in the corridor, the BRT, street topology and reducing traffic lanes, youth outreach and engagement, Pierce Transit's Enhanced Bus Service, and green transportation.

The Planning Commission recessed at 5:39 p.m. and reconvened at 5:45 p.m.

3. Home in Tacoma – Phase 2

Elliott Barnett, Senior Planner, and Heidi Oien, Mithun, provided an overview of the Home In Tacoma package, including the revised project schedule; the zoning framework – map, housing types, and densities; building scale – setbacks, building separation, height, and floor area ration (FAR); use of space – parking, amenity space, and trees; the bonus approach – bonuses on offer and public benefits; and next steps.

The Commission provided feedback throughout regarding Council changes, a street layer on the zoning map, prioritization of transit corridors and density, single-family homes, House Bill 1110 requirements, the proposed zoning districts and their names, the buffer from transit stations, an interactive map, parks and schools, setbacks, FAR range, distribution of lot sizes in Tacoma, tree credits, parking, driveway width, amenity space by zone or housing types, transit, and bonus options.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the September 20, 2023, meeting includes:

- Urban Design Review Program – Debrief
- PC Annual Report and Work Program
- South Tacoma Groundwater Protection District (STGPD) Code Update
- Historic District Moratorium – Public Hearing

(2) Agenda for the October 4, 2023, meeting includes:

- Historic District Moratorium – Debrief
- 2024 GMA Update
- Home In Tacoma – Phase 2

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

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/