



MINUTES

(Approved on October 2, 2024)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, April 3, 2024, 5:00 p.m.

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

ABSENT: Jordan Rash

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

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

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Chair Karnes noted that comments are not accepted for the discussion item, as it is the subject of a recent public hearing.

E. Disclosure of Contacts and Recusals

Commissioner Krehbiel disclosed discussions regarding Home in Tacoma with both the Tacoma-Pierce County Health Department and the Tacoma Tree Foundation. Chair Karnes disclosed discussions on Home in Tacoma with the Permit Task Force, Transportation Commission, and the Sustainable Tacoma Commission.

F. Discussion Items

1. Home In Tacoma – Public Hearing Debrief

Brian Boudet, Planning Manager, and Alyssa Torrez, Senior Planner, provided an overview of the Home In Tacoma project, including the project schedule, community engagement, comments received during the public comment period, State legislative housing bills, housing mandates, and potential changes regarding the zoning map. Discussed ensued regarding zoning density, accessibility of parks, removing higher densities that result from the presence of natural areas, park sizes, densities and parking around certain streets, current draft zoning standards, community assets, and potential amendments.

Boudet and Torrez presented what was heard and potential changes regarding densities and floor area ratio (FAR) standards. Discussion ensued regarding FAR standards, densities and impacts, housing types and building design, Commissioners expressing interest in submitting amendments to the package, tree canopy changes in relation to FAR, accessory structures, and impact fees.

Boudet and Torrez presented what was heard and potential changes regarding height. Commissioner Marlo and Chair Karnes expressed interest in submitting amendments.

Boudet and Torrez presented what was heard and potential changes regarding setbacks. Chair Karnes expressed interest in submitting an amendment to reduce setbacks in UR-2 and UR-3. Discussion ensued regarding pedestrian access, safety, and considerations for heat pumps and rain barrels.

Boudet and Torrez presented what was heard and potential changes regarding non-residential uses, short-term rentals, and specific land uses/construction types. Discussion ensued regarding short-term rentals, neighborhood commercial, houseless shelters, home occupancy, and alternative building materials. Commissioners Marlo, Martenson, and Chair Karnes express interest in submitting amendments.

The Planning Commission recessed at 6:38 p.m. and reconvened at 6:45 p.m.

Boudet and Torrez presented what was heard and potential changes regarding the permitting process and general code. Discussion ensued regarding the expedited permitting process for green buildings, administrative actions, and applying new regulations solely to the area of the property being developed.

Boudet and Torrez presented what was heard and potential changes regarding amnesty for existing (unpermitted) middle housing. Commissioner Sadalge expressed interest in submitting an amendment regarding amnesty.

Boudet and Torrez presented what was heard and potential changes regarding building design. Commissioner Marlo and Martenson expressed interest in submitting amendments.

Boudet and Torrez presented what was heard and potential changes regarding historic districts. Discussion ensued regarding the zoning of historic districts, protecting historic districts, and salvage. Vice-Chair Steele expressed interest in submitting an amendment.

Torrez and Boudet presented what was heard and potential changes regarding parking requirements. Commissioners Marlo, Dorner, Sadalge, Vice-Chair Steele, and Chair Karnes expressed interest in submitting amendments.

Torrez and Boudet presented what was heard and potential changes regarding reduced parking area. Chair Karnes expressed interest in submitting an amendment.

Commissioner Martenson moved to adjourn after concluding other parking topics at approximately 8:00 p.m. and to postpone the remainder of the package and agenda. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:

Aye: 7 – Dorner, Karnes, Krehbiel, Marlo, Martenson, Sadalge, Steele

Nay: 1 – Santhuff

Torrez and Boudet presented what was heard and potential changes regarding other parking topics. Commissioner Marlo and Chair Karnes expressed interest in submitting amendments.

G. Upcoming Meetings (Tentative Agendas)

This item was not addressed.

H. Communication Items

This item was not addressed.

I. Adjournment

The meeting was adjourned at 7:54 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/