Stephen Wamback, Chair
Anna Petersen, Vice-Chair
Carolyn Edmonds
Ryan Givens
Jeff McInnis
Brett Santhuff
Andrew Strobel
Dorian Waller
(vacant)

PRESENTATIONS and HANDOUTS

Meeting on February 21, 2018

	Page
1. **Emergency Temporary Shelters Permanent Regulations** (PowerPoint Slides, for Discussion Item D-1)	**3 – 16**
2. **2018 Annual Amendment Application #2018-08 – Code Cleanups** (PowerPoint Slides, for Discussion Item D-2)	**17 – 24**
3. **2018 Annual Amendment Application #2018-10 – Open Space Corridors Project** (PowerPoint Slides, for Discussion Item D-3)	**25 – 38**
4. **2018 Annual Amendment Package** (PowerPoint Slides, for Discussion Item D-4)	**39 – 45**

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EMERGENCY TEMPORARY SHELTERS PROPOSED PERMANENT REGULATIONS

2.21.2018

Planning & Development Services

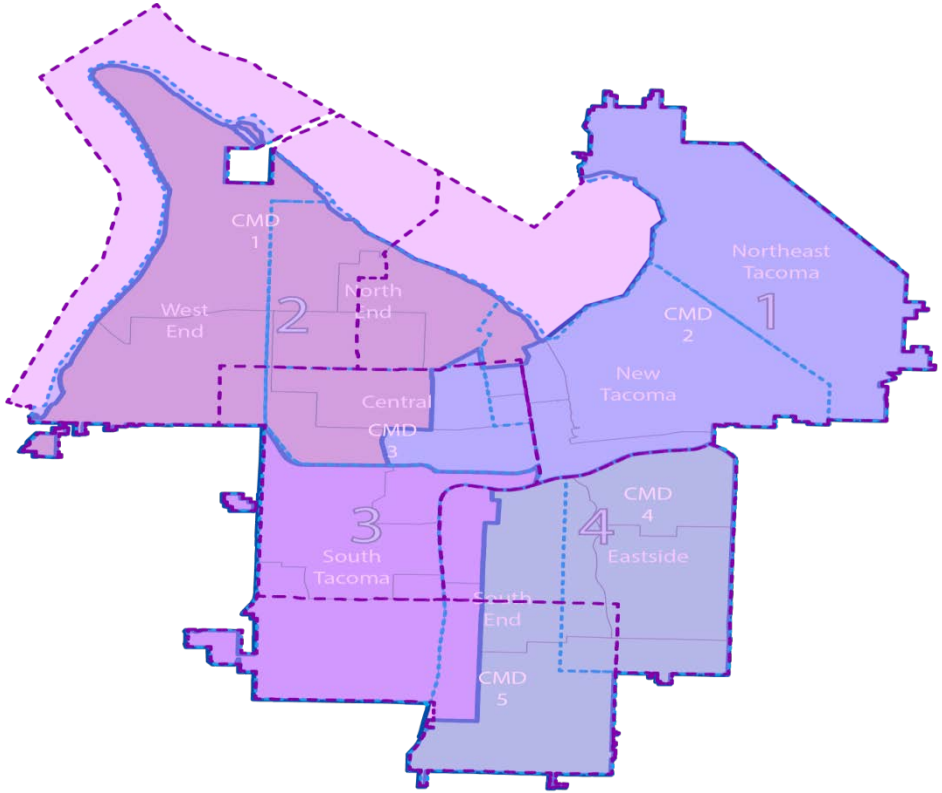
Agenda

Action Requested:

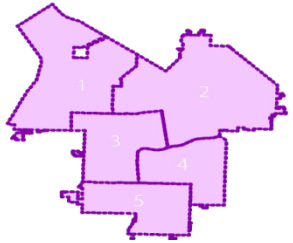
1. Recommendation to City Council

- Overview of Findings of Fact
- Overview of Recommendations
- Summary of Proposed Permanent Regulations
- Schedule

Areas of Applicability

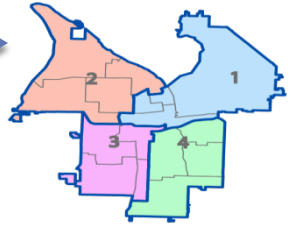


Councilmanic



Neighborhood Council

Police Sector



Findings of Fact

- **Legislative Intent**
  - Comprehensive Plan
    - ***Policy H–4.6***
    - ***Policy H–4.7***
    - ***Policy H–4.8***
  - GMA, SEPA, PSRC, Countywide Planning Policies

Findings of Fact

- **Legislative Intent**
  - Interim Regulations
    - May 2, 2017- City Council adopted Resolution No. 39716 for Emergency Temporary Aid and Shelter Program
    - May 9, 2017 - City Council passed Ordinance No. 28430 declaring a state of public health emergency relating to the conditions of homeless encampments

Findings of Fact

- **Additional Facts**
  - Building Division modifying code to permit the City-run temporary shelter
  - Success of the shelters will be largely tied to access to services and transit
  - A City exemption prevents an absolute number of shelters
  - A fee waiver fund can be used to pay for permit fees
  - NCS to fund background checks

Findings of Fact

- **Additional Facts**
  - **Public Testimony**
    - Regional coordination and cooperation by way of a model ordinance
    - Shelter classification system that could class “minor” and “major” shelters
    - Operations agreement in lieu of specific codes standards
    - Youth sheltering options are extremely limited
      - Considering housing homeless youth is an essential part of the program to address homelessness

Recommendations

- **Objectives**
  - Respond to changing circumstances and deficits in the housing continuum
  - Encourage response and engagement by the faith-based, non-profit, and educational communities
  - Consider impacts to neighborhoods and municipal resources
  - A transitional solution and only one element in the continuum of provision for homeless sheltering and housing
    - Additional programs and facilities should be pursued

Summary of Proposed Regulations

Definitions

- Amend the municipal code to provide clear definitions of "Police Sector" and "Temporary Shelters"

General (Temporary Use and Notice Process)

- Replaces the words “camp”, “camps”, or “homeless camp” with the words “shelter”, “shelters” or “temporary shelter”

Summary of Proposed Regulations

Temporary Use Permits

- **Sponsoring Entity**
  - Includes educational institutions, in addition to the already allowed religious /faith-based organizations and non-profits
- **Number of Residents**
  - Maintains the number of residents per shelter at the 100 person limit during the period of the interim regulations
- **Types of Sheltering**
  - All wording suggesting specific sheltering types has been removed to ensure sufficient flexibility for different or innovative models to be requested, reviewed, and considered

Summary of Proposed Regulations

Temporary Use Permits

- **Number of Shelters Allowed in the City of Tacoma**
  - Maintains increase to a total of six (6) shelters. Additionally, a maximum of two (2) shelters shall be allowed in any single Police Sector at any given time.
    - City-run or –funded facilities will not be exempted.
- **Site Requirements**
  - Additional flexibility, particularly in regards to screening and types of structures, has been achieved by limiting prescriptive regulations in favor of working with providers
- **Age of Shelter Inhabitants**
  - Children aged under 18 accompanied by a guardian may be allowed access to faith-based organization and non-profit run temporary homeless shelters.

Summary of Proposed Regulations

Temporary Use Permits

- **Facility and Service Provision**
  - Detailed standards, such as mandating the specific location of certain types of facilities, have been removed in favor of a more flexible process of evaluation
- **Application Requirements**
  - Requires the filing of a signed trespass order with the Tacoma Police Department
  - If a faith-based organization is not able to hire a manager or provide 24-hour volunteer support, a self management-oversight model can be proposed.
    - City staff and the participating faith-based organization or non-profit would serve in a site monitoring and oversight capacity.
  - More clear language about the pre-application meeting requirement has been included

Next Steps

- Schedule
  - 2/21/2018 – Final Clarifications and Recommendation to City Council
  - 3/20/2018 – City Council Public Hearing
  - 3/27/2018 – 1st Reading
  - 4/3/2018 – 2nd Reading
  - 4/15/2018 - Adoption

Thank you.

Lauren Flemister, Senior Planner

lflemister@cityoftacoma.org

253-591-5660

Code Cleanups

2018 Annual Amendment Application #2018-08

City of Tacoma | Planning and Development Services

Planning Commission Meeting
February 21, 2018

OVERVIEW

- Scope of Work
- Issues and Proposed Amendments
- Schedule
- Action Requested: Authorize for Public Review

SCOPE OF WORK

- Minor Revisions to the Code
- Staff-driven, with feedback from customers
- Objectives:
  - Address inconsistencies
  - Correct minor errors
  - Clarify intents
  - Increase administrative efficiency
  - Enhance code language
  - Improve customer service

ISSUES

1. Adoption and Amendment Procedures (TMC 13.02.045 & .053)
2. Addressing Requirements (TMC 13.04.090 & .100)
3. Temporary Homeless Camp Permits (TMC 13.05.020)
4. Lot Size Averaging (TMC 13.06.100.D)
5. Self-storage (TMC 13.06.300.D.3)
6. Landscaping Buffer Interruption (TMC 13.06.502.E)
7. Off-Street Parking for Townhouses (TMC 13.06.510)
8. Reference to Conditional Use Permit (TMC, Title 13, various sections)
9. Detoxification Center (TMC 13.06.700.D)
10. Reduced Parking Area (TMC 13.06A.065)
11. Weather Protection Requirement (TMC 13.06A.070(D))

ADOPTION / AMENDMENT PROCESS

- Application Submittal:
  - Align with staff analysis
- Scope of Assessment:
  - Include staff review of applications and identification of alternatives
- Timeline of Assessment:
  - Plan Amendment – within 120 days of the close of the application period
  - Code Amendment – within 120 days of receiving an application
- Area-wide Rezone and Future Land Use Map (FLUM):
  - If inconsistent with FLUM, processed along with FLUM amendment;
  - If bringing into conformity with FLUM, processed any time

LOT SIZE STANDARDS

Minimum Lot Area for Single-family Detached Dwellings (sq. ft.)		
Zoning Districts / Standards and Exceptions	R-1	R-2, R2-SRD, HMR-SRD
Standard Lot Minimum Lot Area	7,500	5,000
Small Lot (Level 1) Minimum Lot Area	6,750	4,500
Exceptions (through Lot Size Averaging)*	4,500	3,000

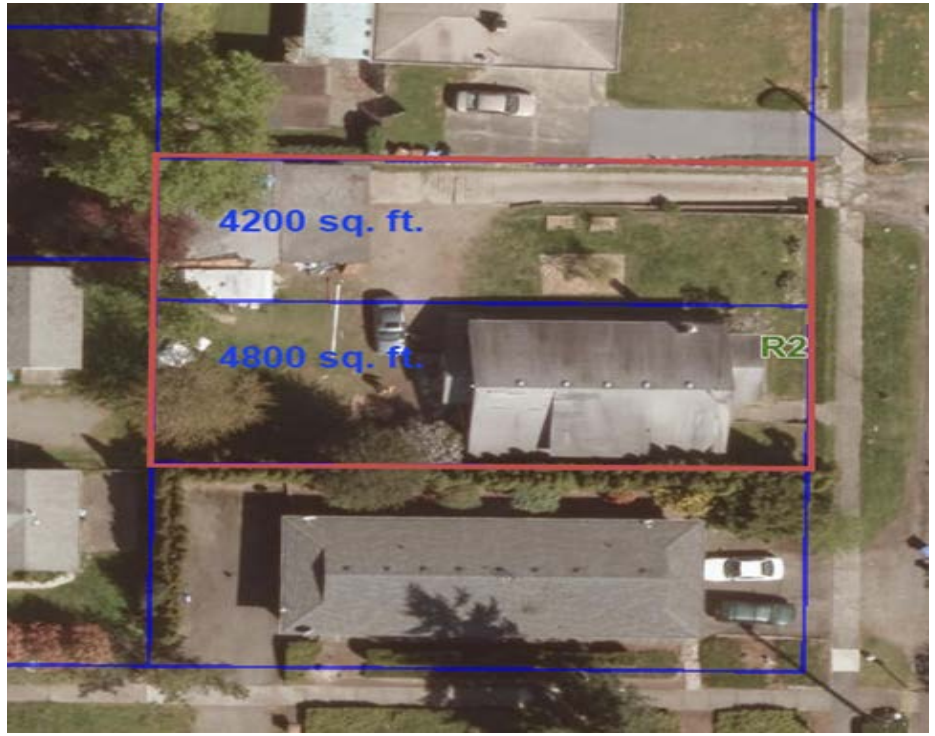
* Current Provision – Allows smaller lot sizes, if the average lot size in a plat meets the *Standard Lot* Minimum Lot Area.

* Proposed Provision – Allows smaller lot sizes, if the average lot size in a plat meets the *Small Lot* Minimum Lot Area.

EXAMPLE SUBDIVISION IN R-2

Currently Allowed

Not Currently Allowed



The change would allow greater flexibility for subdividing 9,000 sq. ft. lots without the need to demolish existing development.

Code Cleanups

2018 Annual Amendment Application #2018-08

City of Tacoma | Planning and Development Services

Planning Commission Meeting
February 21, 2018

OPEN SPACE CORRIDORS PROJECT

Planning Commission

February 21, 2018

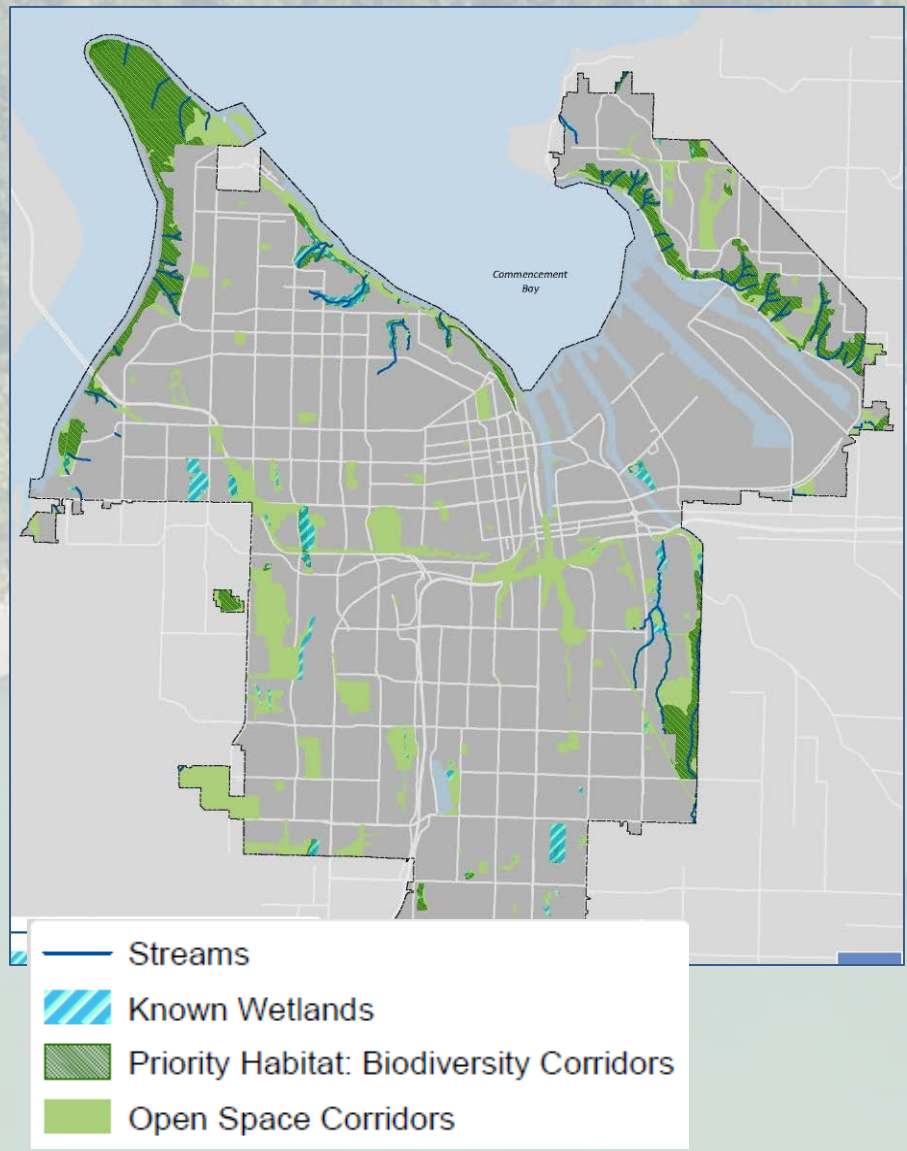
Meeting Objectives

- Provide direction on proposals
  - Draft Code Changes
  - Staff Report (+ code approach overview, BAS summary, maps)
  - Authorize for public review
- Next steps
  - Stakeholder outreach
  - Public comments
- Schedule
  - March 28th to May Planning Commission process
  - May to June City Council process

www.cityoftacoma.org/openspacecorridors

Address critical areas code gaps

- Currently regulated, but…
  - No clear Biodiversity Corridors standards
  - Steep slopes focus is risk management



Biodiversity Areas/Corridors framework

Maximum 35% vegetation disturbance

(Least sensitive areas of site)

Impacts mitigated

Minimum 65% undisturbed vegetation

(Includes most sensitive areas of site):

Critical areas & buffers

Minimum wildlife corridor width

Exceptional trees

Geological Hazardous Areas

- Distinguish between steep slopes with and without other critical areas
- Steep slopes on their own can be managed primarily to reduce risk
- When other critical areas are present, avoid impacts

Follow-up from last meeting

- How fits with existing Critical Areas
- Definition of Biodiversity Areas/Corridors
- Allowed activities within Biodiversity Corridors
- Clarify mitigation sequencing
- Public access

Code Approach Overview (Ex. B)

1. Critical Areas Ordinance overview
   - Intent, review process, applicability
   - Activities that don’t require a permit, permit types
   - General requirements
   - Residential Density Credits
2. Proposed Code Amendments
   - Biodiversity Corridors/Areas
   - Steep slopes
   - Updates for consistency/clarity
3. Scenario Analysis

Definitions

Categories	Regulated	Not regulated
	2 acres or greater	Less than 2 acres
Biodiversity Areas	Horizontally diverse (connecting multiple habitats/critical areas); and, vertically diverse (multiple canopy layers)	Developed areas; diversity highly impacted; not functioning as habitat
Biodiversity Corridors	Functional wildlife corridors; relatively undisturbed/ unbroken tracts of land	Interrupted by development/barriers; wildlife corridors degraded

- Next steps
  - Mapping outreach
  - WDFW consultation

Allowed activities in Biodiversity Areas/Corridors

- Allowed outright
  - Maintain and repair legally existing development/yards
  - Passive recreation
  - Invasive weed removal
  - Removal of refuse and debris
  - Voluntary enhancement up to 1,000 sf (critical area buffer)
  - Trail maintenance
- With staff review
  - Construction of low impact trails
  - Reconstruction/exterior remodeling
  - One-time expansion up to 25% of structure size
  - Voluntary enhancement of larger areas/steep slopes

Mitigation sequencing

1. Avoidance → 2. Minimization → 3. Mitigation

1. Avoidance	2. Minimization	3. Mitigation
• **Avoid the impact by not taking a certain action or parts of an action.**	• **Minimize the impact by limiting the degree or magnitude of the action.**	• **Mitigate the impact by replacing, enhancing, or providing substitute resources/environments.**
• Reposition building, realign road or utility corridors	• *Utilize avoidance measures to minimize impacts*	• Replace impacted critical area functions/area
• Cluster structures	• Cross critical areas at their narrowest point/minimize width	• Enhance remaining areas to compensate for lost functions/ area
• Reduce building footprint or width of roads/driveways	• Direct light away from critical areas	• On-site and in-kind mitigation preferred
• Avoid grading by incorporating natural topography	• Plant dense native vegetation between development and critical areas	• Off-site mitigation allowed when it has greater likelihood of replacing lost functions
• Incorporate native plants already on site into landscape design	• Use Low Impact Development techniques	

Public access to Biodiversity Areas/Corridors

- CAPO already provides for larger community projects
  - Parks, trails, habitat restoration
- Draft includes further flexibility
  - Programmatic review process for voluntary restoration/enhancement
  - Voluntary restoration/enhancement – exploring larger area/slopes up to 25% grade without staff review
  - Added allowance for construction of low impact trails

Public engagement strategy

- Ongoing stakeholder outreach
  - Master Builders Association
  - Property owners/developers
  - Metro Parks Tacoma
  - WA Department of Fish and Wildlife (WDFW)
  - Environmental and neighborhood stakeholders
- Frequently Asked Questions
- Online interactive map
- Public meetings and comment opportunities

Options Analysis

- No change
- **Staff recommendation**
  - Biodiversity Corridors/Areas amendments
  - Steep slopes amendments
  - Updates for consistency/clarity
- Other options to consider
  - Flexibility for small lots
  - Streamlined City review for voluntary habitat restoration
  - Updates to the Biodiversity Areas/Corridors map
  - Biodiversity Areas/Corridors identification checklist
- Future OSC Project phases

Meeting Objectives

- Provide direction on proposals
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- Schedule
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www.cityoftacoma.org/openspacecorridors

2018 AMENDMENTS

TO THE COMPREHENSIVE PLAN AND
LAND USE REGULATORY CODE

STEPHEN ATKINSON
PLANNING & DEVELOPMENT SERVICES

AGENDA

- Background
- Next Steps
- Applications
- Questions

Requested Action: Authorize for public review and set a public hearing on April 4, 2018

BACKGROUND

- Application Period – Closed March 31, 2017
  - Six private applications submitted
- Assessment – Completed June 7, 2017
  - Four private applications included in 2018 Amendments
  - Other applications were consolidated into other initiatives
- Staff Analysis – To be Completed February 21, 2018

NEXT STEPS

- Feb. 21, 2018 – Authorize Release and Set Hearing
- March 28, 2018 – Community Informational Meeting
- April 4, 2018 – Public Hearing
- April 18, 2018 – Debriefing of Public Hearing
- May 2, 2018 – Recommendation to the City Council
- May-June 2018 – City Council Review/Adoption

APPLICATIONS

Application	Amendment Type	Status
Car Wash Uses in NCX	Code	Released
Vehicle Service and Repair: Outdoor Storage	Code	Released
S 80th Street Rezone	Plan and Code	Review Exhibit; Request Release
C-2 VSD Height Methodology	Code	Review Exhibit; Request Release
Transportation Master Plan	Plan	Request Release
Open Space Corridors	Code	Discussion item; Request Release
Code Cleanups	Code	Discussion item; Request Release

QUESTIONS?

REQUESTED ACTION

AUTHORIZE THE 2018 AMENDMENT PACKAGE AND SET A PUBLIC HEARING ON APRIL 4, 2018