

Tacoma Permit Advisory Task Force
747 Market Street Tacoma, TMB 243
Meeting #10 – February 14, 2019, 10:00am

10:08 am: Call to order

10:08 am: Approval of the Minutes

December 13 meeting minutes were approved

10:09 am: Approval of the Agenda

Agenda for February 14 was approved.

10:10 am: Off-site improvements and on-site presentation

PPT handout

Chair Dugan reviewed what staff was tasked with over the last month, and how they have been planning the conversations through exec team meetings.

Frank Marescalco, John Christopher, and Terry Forslund, staff from Planning and Development Services, presented on the process for off-site improvement discussions and on-site building.

Members asked about some storm drains get new curbs and others don't in the same area, and staff provided a background and why off-site improvements are around today.

10:35 am: Discussion

There was discussion on flexibility vs. prescriptive options for site improvements, and where on that spectrum members wanted to be. There was also discussion on the benefits of creating a way to “off-ramp” disagreements so there can be discussion and negotiation for individual projects that may not be able to fit into a one-size fits all model. Other ideas proposed were pre-pre site visits to have a discussion about things that may come up, and a process for escalating issues.

Staff stated that an impact fee could replace SEPA, but not off-site improvements. They also proposed a determination letter as a means of identifying improvements the contractor will be responsible for.

Directors of PW and PDS shared that the 7 Seas project would make for a good case study as it was built through lots of negotiation, but there were no methods of recourse or “off-ramps” when the city made a determination.

Chair Dugan shared that the goals are to open dialogue that allows for early conversations on costs, memorialize off-ramps, and determination letter. The goal should not be to make every project to pencil out, but to help builders know early if it can pencil out.

Staff shared that staff is looking to be creative and more descriptive beyond “see the code” to help projects along. Staff made clear that when curb ramps are identified as improvements general estimates are given to the contractor, but it is up to the contractor and their engineer to do design and costing to plan.

Member asked if it would be possible to count internal masonry as an improvement, as it is needed to preserve character and integrity of the older structures.

In closing Chair Dugan shared that he will draft 3 recommendations for review by the members for next meeting on the pre-pre app, site tour, and off-ramp process.

11:26 am: Next Meeting

Staff stated the next meeting is March 14, same room, 10 am. One item of discussion from staff will be work orders.

11:32 am: Adjourned