



**MINUTES** (Approved as Amended on 2-19-14)

**TIME:** Wednesday, February 5, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Sean Gaffney, Scott Winship, Chris Beale, Donald Erickson, Tina Lee (excused at 4:50),  
Alexandria Teague, Stephen Wamback  
**ABSENT:** Benjamin Fields, Erle Thompson

**A. CALL TO ORDER**

Chair Gaffney called the meeting to order at 4:02 p.m.

**B. QUORUM CALL**

A quorum was declared.

**C. APPROVAL OF MINUTES**

The minutes of the regular meeting and public hearings on January 22, 2014 were approved as submitted.

**D. DISCUSSION ITEMS**

The Commission revised the agenda and considered the second item concerning the Temporary Homeless Camp Permitting Process first. It was also noted that Commissioner Lee had submitted written comments on some of the Discussion Items prior to the meeting.

**1. Temporary Homeless Camp Permitting Process**

John Harrington, Development Services Division, presented a summary of oral testimony received at the public hearing on January 22, 2014, written comments received through January 24, and staff's responses to those comments. In response to the comment concerning emergency extensions, staff recommends adding a one-time, 40-day extension requested within 30 days of end camp timeframe. In response to the concern that camps are requiring too many regulations (e.g., fencing, background checks, and shower requirement), staff maintains that the proposed requirements are for the health and safety of both the campers and the public. In response to the notion that campers need to be able to have dignity by letting them self-regulate, staff suggests that camp rules are there for the safety of the campers and to keep up a positive image of the camp within the community. In response to the concern of the South Sound Military & Communities Partnership (SSMCP) over locating camps within the Accident Potential Zone II (APZ II), staff recommends that the City work in concert with SSMCP on the Joint Land Use Study to bring about land use regulations that implement the policies in the Comprehensive Plan to limit high density and assembly land uses in APZ II, which a small portion of South Tacoma is located in.

Discussion ensued. The Commissioners raised several issues, including whether camps should be allowed in APZ II, the language of the emergency camp extensions, the option of treating camps as multifamily housing, and camps being restricted to adults only. Upon conclusion of the discussion, the Commission concurred with staff's responses to public comment, suggested minor modifications to the language of the emergency extensions, and requested that the Commission's concerns over the APZ II issue be properly documented in the Commission's recommendation to the City Council.

## **2. Draft Hilltop Subarea Plan**

Brian Boudet, Manager of the Planning Services Division, distributed a copy of the summary of oral testimony received at the public hearing on January 22, 2014, and written comments received to date. He indicated that over 40 letters have come in from the community, some after the January 24<sup>th</sup> closing date, so staff has decided to extend the public comment period for a couple of weeks. The community has expressed a number of issues and concerns regarding the Plan, a majority relating to affordable housing and gentrification. Staff will continue to review public comment and develop appropriate responses, and will report back to the Commission at a future meeting. Chair Gaffney expressed on behalf of the Commission its appreciation for the community's comments and support. Commissioner Wamback shared his thoughts about the general confusion of the community about the geography covered by this plan; he believes that the community is under the impression that this plan covers the residential portions of Hilltop, when it actually covers mainly the Downtown portion of Hilltop. Mr. Boudet acknowledged Commissioner Wamback's comments and also stated that the public's comments are relevant to the part of Hilltop covered in the Plan as well.

## **3. Sustainability Code Amendments (Annual Amendment #2014-09)**

Stephen Atkinson, Planning Services Division, presented the proposed land use regulatory code amendments and a draft staff report for the Sustainability Code Amendments package. The proposal is intended to further advance the City's goals for reducing greenhouse gas emissions and promoting low impact development, active transportation and public health. Mr. Atkinson continued the Commission's discussion of electric vehicle parking and infrastructure requirements and start and end of trip infrastructure to support bicycling, responding to questions and concerns raised at previous meetings. He highlighted changes to the draft code that were made at the Commission's direction. Mr. Atkinson also introduced other minor amendments that will remove barriers to the use of certain low impact development techniques, including the use of pervious pavements and rainfall catchment systems, and setback and height exceptions for exterior insulation.

The Commission raised concerns over the costs associated with bicycle parking facilities and shower and changing facilities and questioned the need for weather protection for bicycle parking. Commissioner Teague requested that staff amend the purpose and intent statement for TMC 13.06.300 to recognize the importance of air quality improvement. Concluding the discussion, the Commission authorized the distribution of the proposal package for public review.

## **4. Plan and Code Clean Up (Annual Amendment #2014-11)**

Cheri Gibbons, Planning Services Division, and Allison Barker, Planning Intern, presented the proposed minor amendments to the Comprehensive Plan and the Tacoma Municipal Code. Amendments to the Comprehensive Plan included updates to the Transportation Element with respect to the community trip reduction program and the cost information of mobility improvement projects. Amendments to the Tacoma Municipal Code involved Chapters 13.04, 13.05, 13.06, 13.06A, 13.11 and 13.12, and included revising development standards for Pipestem lots, an update of the expiration of permits chart, a clarification of the Hearing Examiners authority, a reduction in the process for major modifications to existing conditional use permits, changes in the zoning code, corrections of miscellaneous errors, streamlining and clean ups of the critical areas preservation ordinance, and a clarification of who can hear shoreline substantial development permits. Upon conclusion of the discussion, the Commission authorized the distribution of the proposal package for public review.

## **5. Mixed Use Centers Code Review (MUC-Lite) (Annual Amendment #2014-04)**

Brian Boudet, Manager of the Planning Services Division, facilitated the Commission's continued discussion of proposed amendments to the Zoning Code designed to remove unnecessary barriers and encourage development within the City's Mixed-Use Centers. The proposed amendments addressed five key issues, concerning first level use limitations on core pedestrian streets, yard space standards, upper floor streetfront setbacks, upper story setbacks, and off-street parking. Mr. Boudet highlighted the expanded exemptions, reduced requirements and increased flexibility associated with the proposed

amendments to the yard space standards. He also highlighted the revised upper floor streetfront setback exemption for a “tower” feature to allow it to be located anywhere along the pedestrian street frontage (currently limited to just the corner of the building). Concerning off-street parking, Mr. Boudet provided that the proposal would revise the parking exemption for buildings within ten feet of the right-of-way on designated core pedestrian streets to include projects that provide commercial space within ten feet of the right-of-way on all designated pedestrian streets, and for extra parking provided by a project, would increase the allowed maximum percentage of compact stalls from 30% to 50%.

Discussion ensued. Clarification was requested regarding towers on buildings, why a work-live use is not allowed in an NRX zone, and a suggestion was made to require a minimum amount of compact stalls rather than a maximum. Upon conclusion of the discussion, the Commission authorized the distribution of the proposal package for public review.

#### **E. COMMUNICATION ITEMS AND OTHER BUSINESS**

Lihuang Wung, Planning Services Division, provided the following information:

- Transportation Commission’s Letter of Recommendation to the City Council concerning Tacoma Link Light Rail Expansion, dated January 24, 2014;
- The City Council to review the “Container Port Element” at the Study Session on February 11, 2014;
- Agenda for the Infrastructure, Planning & Sustainability Committee’s meeting on February 12, 2014;
- Agenda for the Planning Commission’s meeting on February 19, 2014.

#### **F. ADJOURNMENT**

The meeting was adjourned at 6:12 p.m.