



PRESENTATIONS and HANDOUTS

Regular Meeting on July 19, 2017

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Emergency Temporary Shelters Interim Regulations

Planning and Development Services

Planning Commission

July 19, 2017



Agenda / Objectives

(Ordinance No. 28432, June 6, 2017)

- **Overview of Ordinance**
- **Review Findings of Fact** (to justify need for interim regulations)
- **Make recommendation on possible revisions to Ordinance**
- **Discuss the Scope of Work**
- **Discuss the Path Forward** (work plan for permanent regulations)

Ordinance No. 28432

- Enacts interim zoning and land use controls as an emergency measure to permit the City to site temporary emergency shelters, in response to a declared public emergency
- To mitigate ongoing suffering of individuals, families, and unaccompanied youth occupying homeless encampments
- Provide survival and safety needs through provision of:
 - Hygiene facilities, sanitary facilities, temporary shelter, outreach and gateway services, connection to housing, social, public, and mental health services

Emergency Temporary Aid and Shelter Program

- Three-Phase Plan
 - Phase One – Mitigate conditions of existing encampments
 - *Phase Two – Emergency sheltering and transition services
 - Phase Three – Provide long-term housing
- *Ordinance 28432 corresponds with this phase

Ordinance No. 28432 - Antecedents

- Resolution No. 39716 (May 2nd) – CM to prepare Emergency Temporary Aid and Shelter Program to respond to homelessness crisis and present ordinance declaring state of emergency
- Ordinance No. 28430 (May 9th) – Declared state of public health emergency relating to conditions of homeless encampments in City

Findings of Fact

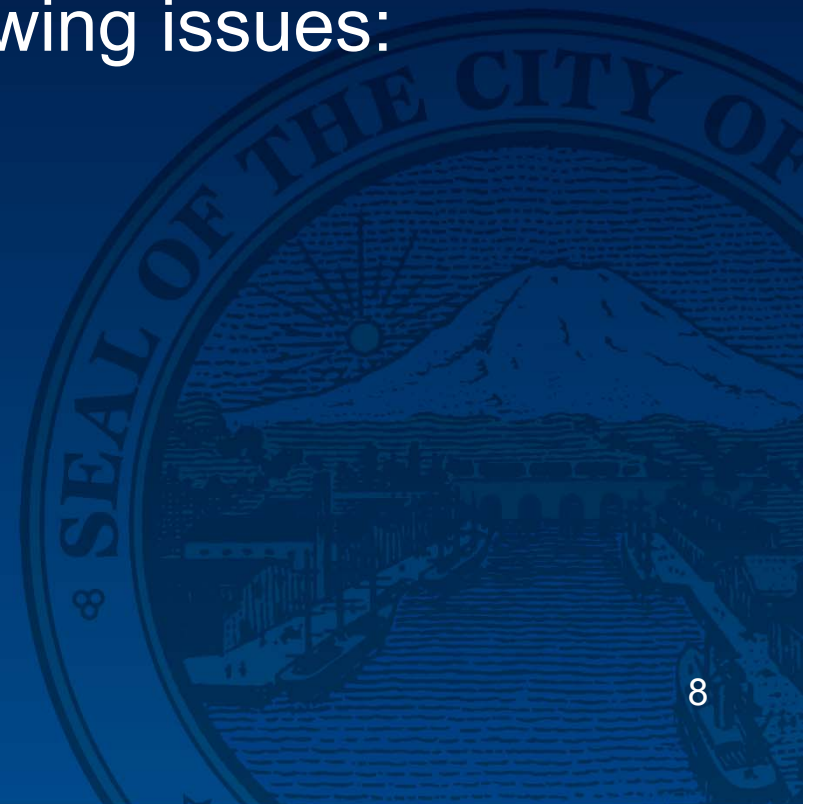
- The Planning Commission concurs with the City Council's findings
- Homeless encampments often occur without appropriate sanitation facilities or proper trash receptacles creating health and sanitation issues.
- The time it will take to create permanent regulations that address the immediate need is not in line with a crisis response.
- The current regulations lay out directives for religious institutions in non-emergency conditions; the interim regulations provide the City with broad authority to address the homelessness crisis.

Conclusion

- Just cause for the interim regulations and a need to adopt permanent regulations to address ways to mitigate the issue of homelessness.
- The enacted interim regulations and need for permanent regulations support the City's strategic goals for a safe, clean, attractive, and sustainable city; and
- These regulations consistent with the Growth Management Act and the public interest

Proposed Recommendation

- Move forward with interim regulations as currently written. The proposed scope for the permanent regulations should include consideration of the following issues:



Proposed Scope of Work

- Create regulations for general emergency authority and response
- Modify regulations passed in accordance with Ordinance No. 28216 (*TMC* Section 13.05.020)
- Create regulations to address ongoing and additional issues surrounding serving and housing homeless individuals and families

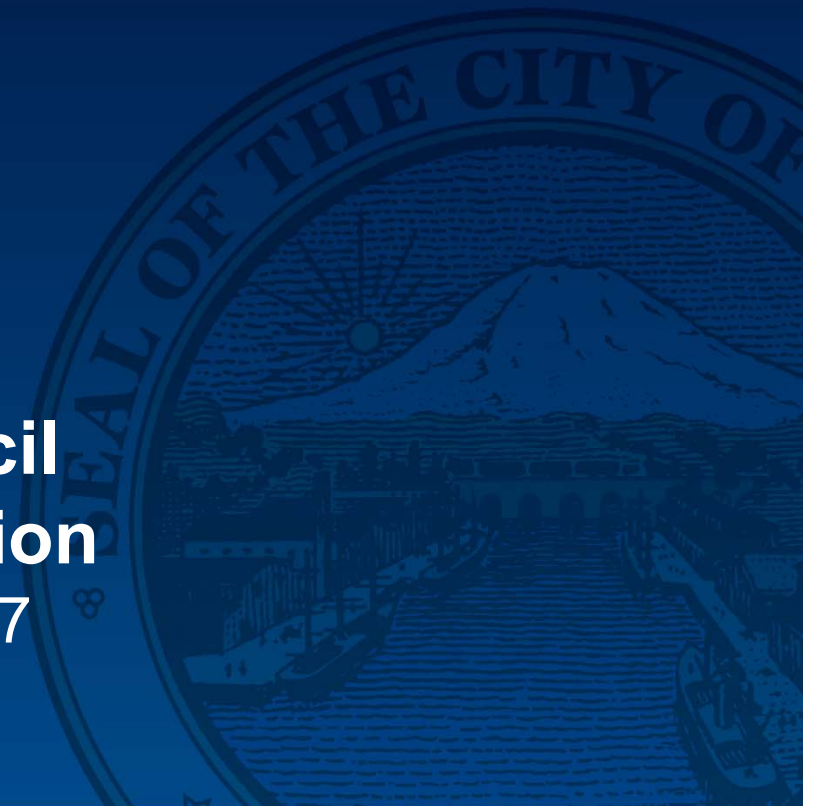
Path Forward

Date	Event
June 6, 2017	City Council – Enact emergency interim regulations concerning emergency temporary shelters, effective for 6 months; set July 25 for a public hearing; request the Planning Commission to formulate findings of fact and recommendation to justify the adoption of the interim regulations. (Ordinance No. 28432)
June 21	Planning Commission – Review Council’s request.
July 19	Planning Commission – Develop and forward to the Council the findings of fact and recommendation justifying the need for the interim regulations, along with the work plan for permanent regulations.
July 25	City Council – Study Session on the draft interim regulations, the Commission’s findings of fact and recommendation, and the work plan.
July 25	City Council – Public Hearing on the draft interim regulations and the findings of fact and recommendation on the need for the measure.
August 2	Planning Commission – Review comments received at Council’s hearing and begin developing draft permanent regulations.
August 16	Planning Commission – Develop draft permanent regulations.
September 20	Planning Commission – Release draft permanent regulations for public review and set October 18 for a public hearing.
October 18	Planning Commission – Public Hearing on the draft permanent regulations, leaving hearing record open through October 25.
November 1	Planning Commission – Review public hearing comments, modify the draft permanent regulations accordingly, and forward the recommended permanent regulations to the Council.
November 7	City Council – Resolution to set public hearing date for November 21.
November 21	City Council – Study Session to review the recommended permanent regulations.
November 21	City Council – Public Hearing on the recommended permanent regulations.
November 28	City Council – First reading of ordinance adopting permanent regulations.
December 5	City Council – Final reading of ordinance adopting permanent regulations, effective immediately.

Tideflats Interim Regulations

Planning and Development Services

**City Council
Study Session**
July 18, 2017



Resolution No. 39723

- Initiated the subarea planning process;
- Consolidated multiple related Comprehensive Plan and Land Use Code amendment applications;
- Formal invitation to the Puyallup Tribe of Indians;
- Directed Planning Commission to begin deliberation regarding Interim Regulations.

Interim Regulations

- “(T)he Planning Commission is hereby requested to immediately begin discussion regarding, and consideration of the need for interim regulations related to the Container Port Element in the Tideflats Subarea while the subarea planning process is underway, and prior to the subarea Plan’s finalization.”

Planning Commission

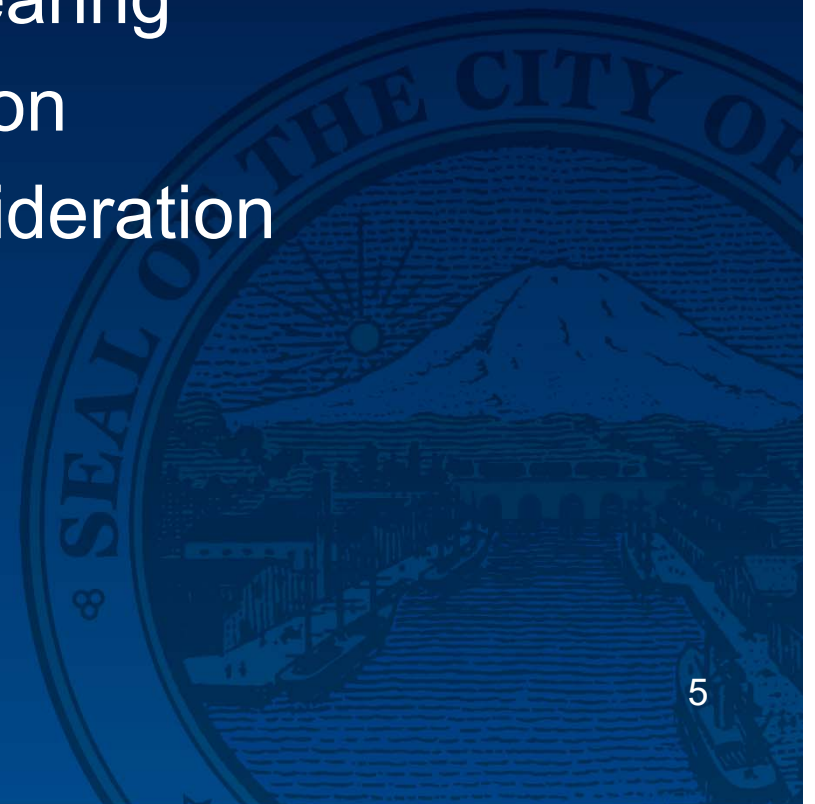
Initial Review – June 21, 2017

- Interim regulations are warranted;
- Guiding Parameters:
 - Don't pre-determine outcomes of subarea plan
 - Don't pre-empt the subarea planning process
 - Press pause to do the plan right
 - Consider broader applicability
(South Tacoma)

Planning Commission

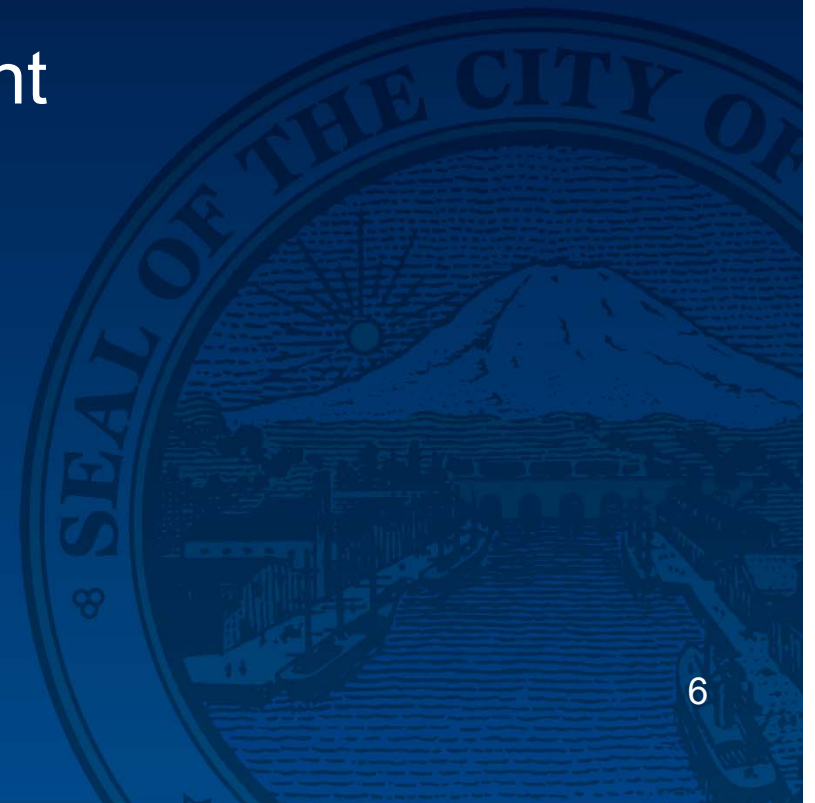
Tentative Schedule

- August: Review Draft and Set Hearing
- September 20: Public Hearing
- October: Recommendation
- November: Council consideration



Initial Concepts

- Industrial Lands Retention
- High Impact/High Risk Uses
- Accommodate Existing Uses
- Residential Encroachment
- Unlisted Uses
- Notification



Tideflats Interim Regulations

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