<table>
<thead>
<tr>
<th>Presentation Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Emergency Temporary Shelters Permanent Regulations</td>
<td>3 – 16</td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-1)</td>
<td></td>
</tr>
<tr>
<td>2. 2018 Annual Amendment Application #2018-08 – Code Cleanups</td>
<td>17 – 24</td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-2)</td>
<td></td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-3)</td>
<td></td>
</tr>
<tr>
<td>4. 2018 Annual Amendment Package</td>
<td>39 – 45</td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-4)</td>
<td></td>
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</tbody>
</table>
EMERGENCY TEMPORARY SHELTERS PROPOSED PERMANENT REGULATIONS

2.21.2018
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
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
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)
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

<table>
<thead>
<tr>
<th>Standards and Exceptions</th>
<th>Zoning Districts</th>
<th>R-1</th>
<th>R-2, R2-SRD, HMR-SRD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Lot</strong> Minimum Lot Area</td>
<td>R-1</td>
<td>7,500</td>
<td>5,000</td>
</tr>
<tr>
<td><strong>Small Lot (Level 1) Minimum Lot Area</strong></td>
<td>R-2, R2-SRD, HMR-SRD</td>
<td>6,750</td>
<td>4,500</td>
</tr>
<tr>
<td><strong>Exceptions (through Lot Size Averaging)</strong></td>
<td>Exceptions</td>
<td>4,500</td>
<td>3,000</td>
</tr>
</tbody>
</table>

* 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.
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
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

<table>
<thead>
<tr>
<th>Maximum 35% vegetation disturbance</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Least sensitive areas of site)</td>
</tr>
<tr>
<td><em>Impacts mitigated</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum 65% undisturbed vegetation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Includes most sensitive areas of site):</td>
</tr>
<tr>
<td>Critical areas &amp; buffers</td>
</tr>
<tr>
<td>Minimum wildlife corridor width</td>
</tr>
<tr>
<td>Exceptional trees</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Categories</th>
<th>Regulated</th>
<th>Not regulated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity Areas</td>
<td>Horizontally diverse (connecting multiple habitats/critical areas); and, vertically diverse (multiple canopy layers)</td>
<td>Developed areas; diversity highly impacted; not functioning as habitat</td>
</tr>
<tr>
<td>Biodiversity Corridors</td>
<td>Functional wildlife corridors; relatively undisturbed/ unbroken tracts of land</td>
<td>Interrupted by development/barriers; wildlife corridors degraded</td>
</tr>
</tbody>
</table>

- **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

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

<table>
<thead>
<tr>
<th>Application</th>
<th>Amendment Type</th>
<th>Status</th>
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<tbody>
<tr>
<td>Car Wash Uses in NCX</td>
<td>Code</td>
<td>Released</td>
</tr>
<tr>
<td>Vehicle Service and Repair: Outdoor Storage</td>
<td>Code</td>
<td>Released</td>
</tr>
<tr>
<td>S 80th Street Rezone</td>
<td>Plan and Code</td>
<td>Review Exhibit; Request Release</td>
</tr>
<tr>
<td>C-2 VSD Height Methodology</td>
<td>Code</td>
<td>Review Exhibit; Request Release</td>
</tr>
<tr>
<td>Transportation Master Plan</td>
<td>Plan</td>
<td>Request Release</td>
</tr>
<tr>
<td>Open Space Corridors</td>
<td>Code</td>
<td>Discussion item; Request Release</td>
</tr>
<tr>
<td>Code Cleanups</td>
<td>Code</td>
<td>Discussion item; Request Release</td>
</tr>
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</table>
QUESTIONS?
REQUESTED ACTION

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