



## **AGENDA**

**MEETING:** Regular Meeting and Public Hearing  
**TIME:** Wednesday, March 19, 2014, 4:00 p.m.  
(Public Hearing begins at approximately 5:00 p.m.)  
**LOCATION:** Council Chambers, 1<sup>st</sup> Floor, Tacoma Municipal Building  
747 Market Street, Tacoma, WA 98402

### **A. Call to Order**

### **B. Quorum Call**

### **C. Approval of Minutes** – Regular Meeting on February 19, 2014

### **D. Discussion Items**

#### **1. Hilltop Subarea Plan**

Review and approve the draft Letter of Recommendation and the draft Findings of Fact and Recommendation Report, and forward the Hilltop Subarea Plan and EIS to the City Council.  
(See "Agenda Item D-1"; Brian Boudet, 573-2389, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org))

#### **2. Shoreline Implementation Initiatives**

Review current efforts to advance shoreline policies and implementation efforts including innovative strategies to provide a more seamless approach to project development and permitting.  
(See "Agenda Item D-2"; Stephen Atkinson, 591-5533, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org))

#### **3. Public Hearing – 2014 Annual Amendment Package**

[Begins at approximately 5:00 p.m.]

Conduct a public hearing to receive public comment on the 2014 Annual Amendment and keep the record open through March 21, 2014 to accept written comments.

(See "Agenda Item D-3"; Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org))

### **E. Communication Items & Other Business**

(a) Infrastructure, Planning and Sustainability Committee meeting, March 26, 2014, 4:30 p.m., Room 16; agenda includes:

- Growing Transit Communities
- Parking System Initiatives
- 17<sup>th</sup> Street Extension and University of Washington Tacoma

(b) Planning Commission meeting, April 2, 2014, 4:00 p.m., Room 16; agenda includes:

- Development Activity Status Report
- Sustainability Tools for Assessing and Rating (STAR) Communities
- 2014 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

### **F. Adjournment**







## **MINUTES** (draft)

**TIME:** Wednesday, February 19, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Scott Winship (Vice-Chair), Chris Beale, Benjamin Fields, Tina Lee, Alexandria Teague, Erle Thompson, Stephen Wamback (excused at 6:25)  
**ABSENT:** Sean Gaffney (Chair), Donald Erickson

### **A. CALL TO ORDER**

Vice-Chair Winship 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 on February 5, 2014 were approved with the following amendment to the first sentence under "D. Discussion Items":

"The Commission ~~suspended the rules~~ revised the agenda and considered the second item concerning the Temporary Homeless Camp Permitting Process first."

### **D. DISCUSSION ITEMS**

#### **1. Temporary Homeless Camp Permitting Process**

John Harrington, Development Services Division, facilitated the Commission's review of the draft Findings of Fact and Recommendations Report and the draft Letter of Recommendation. The Commission brought up an issue concerning the frequency that a camp can return to a site, particularly in light of the 40-day extension option, and what date will be used, either the camp's start date or the end date. Other issues brought up by the Commission included clarification on whether a security "tent" or actual person will be on site at all times; clarification on the language for when campers will be screened for warrants and a background check; concern of whether the language regarding the bus service near camps is clear enough; concern over whether recycling stations should be required by hand washing stations; clarification on the language regarding the shower facilities required for the residents; suggestion to only allow smoking in designated smoking areas; clarification on the language regarding the installation of power to facilities in the camp; and clarification of the language regarding refuse and recycling service to the camps.

The Commission decided by consensus that the following changes be made to the draft Findings of Fact and Recommendations Report and the attached code language (i.e., Exhibit A): correcting the citation of the State law relating to homeless camps applicable to cities (Findings of Fact #1 and #2); clarifying TMC 13.06.635.B.4.c(11) that it's the security person on site; adding a requirement of "recycling container" to TMC 13.06.635.B.4.c(15)(c); removing the provision of "rounding to the nearest whole number" from TMC 13.06.635.B.4.c(15)(d) so that the requirement is "one showering facility per thirty-three residents"; and adding a provision to TMC 13.06.635.B.4.c(16)(e) requiring power installation to follow all pertinent rules.

Commissioner Thompson also suggested making TMC 13.06.635.B.4.c(16)(d) regarding “no smoking allowed in tents” more restrictive, such as “no smoking 25 feet from tent perimeters”. After some discussion, Commissioner Thompson introduced a motion to that effect, but it was not seconded, so the motion failed.

The Commission considered a motion to forward the Findings of Fact and Recommendations Report, as amended per consensus, and the Letter of Recommendation, as presented, to the City Council. The motion was seconded and passed with a vote of 6 to 1 (Commissioner Thompson voting no, and Chair Gaffney and Commissioner Erickson absent).

## **2. Hilltop Subarea Plan**

Brian Boudet, Planning Services Division Manager, facilitated the Commission’s review of the public comments received at the public hearing on January 22, 2014 and through the comment period ending on January 24, 2014. He highlighted the major concerns and issues reflected in public comments.

The first issue is concern about affordable housing and gentrification. Mr. Boudet expressed that the plan does put forth multiple strategies designed to address affordable housing and gentrification with a vision of a mixed-income community. Associated strategies establish goals regarding the cost of housing, as well as expanding economic opportunity for residents and reducing other significant household costs, such as transportation. A specific goal in the draft plan that addresses affordable housing indicates that at least 25 percent of total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide average median income. Some members of the community have expressed concern about this goal and the feeling that it is not sufficient.

Staff reviewed the goal, discussed the process through which that goal was derived, and discussed the disparity between Hilltop average median income and countywide average median income. In response to this concern, staff met with the chair and vice-chair of the Community Working Group and the representative of the Tacoma-Pierce County Affordable Housing Consortium that served on the working group. Recognizing the community concern and the current income gap, a revised goal was developed for the Commission’s consideration, in which at least 25 percent of total housing units in Hilltop shall be affordable to household earning up to 80 percent of the countywide average median income and at least half of that shall be affordable to households earning up to 50 percent of the countywide average median income.

The next issue that Mr. Boudet covered was an assertion that there was not enough community outreach during the development of the plan. Staff maintains that there was substantial public input over the past two-plus years of developing the plan. The next issue was regarding transit review analysis. Pierce Transit wrote a letter expressing that they felt transit review analysis should be required for level one and level two projects, rather than just level two. Staff agrees with this proposal and recommends modifying the proposed code language to address this issue. The final issue Mr. Boudet presented was concern regarding toxics cleanup and water quality issues, and how the State will be apprised of new projects in this area to ensure that this issue is addressed. This is a statewide issue and Tacoma will be developing new notifications to replace SEPA notifications and review, and some minor language can be added to be Plan to more clearly reflect this approach.

Discussion ensued. Issues brought up by the Commission included how the affordable housing goal will be implemented; whether the goal of 25% affordable housing units is too low for the area and possibly changing it to 35%; whether using Hilltop median income data rather than countywide median income data would fit better with the goal; whether the percentages of the countywide average median income used in the Plan should be lower to better reflect Hilltop incomes; what the requirements would be for a level one transit review analysis; and a request to emphasize the list of community partners in the introduction of the document and a map of the Subarea more clearly documented. Other concerns brought forward by the Commission included whether a higher affordable housing goal might undermine the desire for a mixed-income community, drive rents down and/or the percentages of affordable housing higher; concern that the Commission may be suggesting different percentages for affordable housing late

in the process after there has been significant work that has gone into the numbers presented over the past two years; and whether there is a preservation policy in the Plan to make sure that the current single-family housing and apartments don't get swept away in the process of redevelopment of the Hilltop. At the end of a long discussion, the Commission elected to continue its consideration at the next meeting as part of its review of the Findings & Recommendations Report and Recommendation Letter.

### **3. 2014 Annual Amendment Package**

Lihuang Wung, Planning Service Division, presented the 2014 Annual Amendment Package, which includes nine applications for amending the Comprehensive Plan or the Land Use Regulatory Code. He indicated that over the past six-months the Commission has completed the technical analysis for each individual application and authorized the distribution of the respective proposed amendments for public review. The Commission had requested minor changes be made to four of the nine applications upon authorizing the distribution of them for public review. Mr. Wung reported on the changes made to the application of "Sustainability Code Amendments"; Elliot Barnett, Planning Services Division, reviewed the changes made to the applications of "Open Space Habitat and Recreation Element" and "Urban Forestry Landscaping Code Update"; and Brian Boudet, Planning Services Division Manager, presented the changes concerning the "Mixed-Use Centers Code Review (MUC-Lite)." After a brief discussion, the Commission voted unanimously to authorize the distribution of the 2014 Annual Amendment Package for public review and set March 19, 2014 as the date for a public hearing to receive public comment.

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

The Commission voted to cancel the meeting of March 5, 2014.

Mr. Wung provided the following information:

- Agenda for the Infrastructure, Planning & Sustainability Committee's meeting on February 26, 2014;
- Agenda for the Planning Commission's meeting on March 19, 2014.

### **F. ADJOURNMENT**

The meeting was adjourned at 6:42 p.m.

