



City of Tacoma Neighborhoods and Housing Committee Minutes

747 Market Street, Tacoma, WA 98402

Conference Room 248

September 21, 2015

4:30 PM

Chair Lauren Walker, Vice Chair Joe Lonergan,
David Boe, Anders Ibsen, Victoria Woodards (alternate)

Call To Order

Chair Walker called the meeting to order at 4:34 p.m.

Present: 4 - Boe, Ibsen, Lonergan and Walker

Approval of Minutes

1. [15-0982](#) Approval of the minutes of August 3, 2015

MOTION: Council Member Lonergan moved to approve the minutes of the August 3, 2015 meeting.

SECONDED BY: Council Member Ibsen.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 4 - Boe, Ibsen, Lonergan and Walker

Briefing Items

2. [15-0983](#) Short Term Rentals
[Brian Boudet, Planning and Development Services;
Danielle Larson, Finance Department]

At approximately 4:35 p.m., Brian Boudet, Planning and Development Services (PDS), provided background information on the current rental market and home sharing in the City, and introduced Danielle Larson, Finance. Mr. Boudet reviewed current City regulations on individual room lodging rentals, potential concerns and benefits, general trends regarding short term rentals, other jurisdiction's regulations, and the current opportunity to add

standards to the City’s regulations. Discussion ensued regarding short term rentals currently within City limits, potential problems for neighbors surrounding short term rentals, requiring permanent residency within short term rentals, application process to stay at an Airbnb, accessibility requirements, enforcing license requirements, the ability to experience neighborhoods, Internal Revenue Service’s definition of a rental property, and license requirements and code standards.

- 3. [15-0984](#) Proposed Narrowmoor Addition Conservation District
[Reuben McKnight, Planning and Development Services]

At approximately 5:08 p.m., Rueben McKnight, PDS, provided an overview of the West Slope Conservation District, including the proposed Narrowmoor Addition Conservation District, preserving housing characteristics, issues within the district, proposed legislation to amend the current code, public review process, support and feedback, key comments, emerging issues regarding lot width, and next steps. Discussion ensued regarding code changes within a specific district, maintaining through lots while subdivided existing lots, covenant regulations, defining a story or level of a house, creating density, and affordable housing.

Public comment was heard from Dean Wilson and Mike Fleming, West Slope Neighborhood Coalition.

Discussion continued regarding streetscape and location standards, protected views, and maintaining neighborhood characteristics. Deputy Mayor Boe requested staff provide site examples.

Topics for Upcoming Meetings

- 4. [15-0986](#) October 5, 2015: Canceled
October 19, 2015:
Tacoma Community Redevelopment Authority Board Interviews;
2015 Annual Amendment-Affordable/Infill Housing

Monica Ghosh, City Manager’s Office, stated the October 5, 2015 meeting has been cancelled, and the October 19, 2015 meeting will have a presentation on the 2015 Annual Amendment regarding affordable infill housing, and interviews for the Tacoma Community Redevelopment Authority Board.

Other Items of Interest

There were no other items of interest.

Public Comment

Public comment was heard earlier in the meeting.

Adjournment

There being no further business, the meeting adjourned at 6:03 p.m.



Lauren Walker, Chair



Nicole Emery, City Clerk's Office