

August 8, 2016
STEILACOOM PLANNING COMMISSION MINUTES

CALL TO ORDER:

Chair Cable called the regular meeting of the Steilacoom Planning Commission to order at 6:30 p.m. in the Town Hall.

ROLL CALL:

Chair Cable, Vice Chair Braddock, Mr. Boyle, Mr. Hilleary, Mr. Miner and Mr. Mroczek were present. **Mr. Jacobs** were excused. Staff member present was Planner Fortner.

Approval of Minutes
July 11, 2016

The minutes of July 11, 2016 were approved.

Public Comment
Non-agenda items

None

Public Hearing
Agenda Bill 249
Temporary
Uses and
Structures

Chair Cable opened the hearing. Mr. Fortner gave the staff report. The proposed regulation would set time limits on certain temporary uses. The ordinance creates a new chapter in Title 18, which requires permits for temporary uses. There are four types of temporary structures: construction buildings, real estate offices, housing units during construction and RV/travel trailer/tent occupancy. There are also regulations for temporary storage units and cargo containers, and a new section SMC 18.16.70, which specifies that uses not listed in the zoning code are prohibited, and specifically that dwelling in a vehicle, vessel or RV permanently is prohibited, as is use of vehicles for storage.

Peter Johnson, 703 1st Street, said he lives in a tiny house which would be treated as an RV and the ordinance would prevent him from living there. He requested a modification to the ordinance that would allow for tiny houses. He said they are not the same as RVs, and are popular and trendy. He thought they should be treated more like ADUs than RVs. California has done so. He suggested design review and perhaps a grandfather clause.

Aleta Genzel, 11301 108th St Ct SW, Arrowhead, distributed copies of a Fresno CA ordinance on tiny houses.

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Kristi Haliuki, 1509 Euclid, said that tiny houses are part of an alternative living movement. With the increase in the percentage of income dedicated to housing, the increase in the size of houses, and the increase in student loan debt, tiny houses are an escape. She plans to build a tiny house and be debt free. She encouraged the commission to revise the standards to allow tiny houses on wheels.

Mr. Miner said the ordinance under review did not regulate tiny houses; that they are not RVs and a separate ordinance would be necessary for tiny houses. **Ms Braddock** and **Mr. Boyle** agreed.

Motion
Passed (6-0)

Mr. Miner moved, and **Mr. Boyle** seconded, a motion to recommend the temporary uses and structures ordinance to the Town Council. Motion passed unanimously.

Motion
Passed (6-0)

Ms Braddock moved, and **Mr. Mroczek** seconded, a motion to add tiny houses for discussion with the Town Council. Motion passed unanimously. **Mr. Miner** said that the action had nothing to do with any enforcement action.

Old Business
Agenda Bill 248
Revised
Wireless Facilities

Chair Cable opened the matter. Mr. Fortner went through the issues raised at the July hearing.

The Commission discussed the matter.

Motion
Passed (6-0)

Mr. Miner moved, and **Mr. Boyle** seconded, a motion to recommend the revised wireless facilities ordinance to the Town Council. Motion passed unanimously.

New Business
Discussion:
Joint Meeting

The Commission discussed the upcoming joint meeting with the Town Council. The previous resolutions regarding salmon-safe certification and a carbon neutral policy will be part of the discussion. The Tacoma Environmental Action Plan was discussed. **Mr. Hilleary** asked which portions of the Plan were applicable to

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Steilacoom. **Mr. Boyle** felt that the Commission should discuss it further before going to Council. **Chair Cable** requested that each member read it and bring items of interest forward at the joint meeting. Tiny houses will also part of the discussion.

Mr. Boyle asked to have the Tacoma Environmental Action Plan sent out to the Commission members again.

Adjournment

The Commission adjourned at 7:40 PM.

Susan Cable
FOR _____
Chair Susan Cable

Doug Fortner

Planner Doug Fortner