



## AGENDA

**MEETING:** Regular Meeting (Virtual)

**DATE/TIME:** Wednesday, January 19, 2022, 5:00 p.m.

**ZOOM INFO:** Link: <https://www.zoom.us/j/81358095104>  
Dial-in: +1 253 215 8782  
ID: 813 5809 5104

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

- Quorum Call
- Land Acknowledgement

### **B. Approval of Agenda**

### **C. Approval of Minutes**

- December 15, 2021

### **D. Public Comments**

- Comments on Discussion Items #1 and #2 are accepted and must be submitted by 12:00 noon on the meeting day; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).

### **E. Disclosure of Contacts**

### **F. Discussion Items**

#### **1. 2022 Annual Amendment – Recent Council Requests**

- Description: Review an additional application for the 2022 Amendment per City Council's requests pertaining to Shipping Containers and Electrified Fences.
- Action: Comment and Direction.
- Staff Contact: Jana Magoon ([JMagoon@cityoftacoma.org](mailto:JMagoon@cityoftacoma.org))

#### **2. 2022 Annual Amendment – Minor Plan and Code Amendments**

- Description: Review proposed amendments in response to issues identified in this application for the 2022 Amendment.
- Action: Comment and Direction.
- Staff Contact: Lihuang Wung ([LWung@cityoftacoma.org](mailto:LWung@cityoftacoma.org))

### **G. Upcoming Meetings (Tentative Agendas)**

(1) February 2, 2022:

- 2022 Annual Amendment
- Home In Tacoma Phase 2



(2) February 16, 2022:

- 2022 Annual Amendment
- Bus Rapid Transit Update (Joint meeting with the Transportation Commission)

## H. Communication Items

(1) **Sustainable Tacoma Commission (STC) Work Plan 2022** (see attached)

(2) **McKinley Hill Project** – The City of Tacoma is launching the [Neighborhood Planning Program](#) with a Plan-A-Thon on Zoom to kick off the McKinley Hill Project, Thursday, February 3, 2022, at 5:30 p.m.

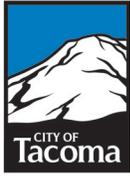
- Link : <https://us02web.zoom.us/j/81761057498?pwd=T2hmYUdnOXFrbHQzbnZ3R2ZONDBrUT09>
- Dial: 253-215-8782
  - Webinar ID - 817 6105 7498
  - Passcode - 123456

(3) **2023 Amendment** – The Planning Commission is accepting applications for Proposed Amendments to the One Tacoma Comprehensive Plan and/or Land Use Regulatory Code for 2023 (or “2023 Amendment”). The 2023 Amendment cycle runs from January 2022 to June 2023. Applications are accepted during January 1 through April 1, 2022. For more information, please visit [www.cityoftacoma.org/2023Amendment](http://www.cityoftacoma.org/2023Amendment).

(4) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.

(5) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting is scheduled for Wednesday, January 26, 2022, at 4:30 p.m.; the agenda is to be determined. (Webinar Link: <http://www.zoom.us/j/86227234162>, Passcode: 614650)

## I. Adjournment



## **MINUTES (draft)**

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, December 15, 2021, 5:00 p.m.

**PRESENT:** Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Ryan Givens, Brett Santhuff, Alyssa Torrez

**ABSENT:** Carolyn Edmonds, Andrew Strobel

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

Chair Petersen called the meeting to order at 5:04 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

### **B. Approval of Agenda**

*Vice-Chair Karnes moved to approve the agenda as submitted. Commissioner Torrez seconded the motion. The motion passed unanimously.*

### **C. Approval of Minutes**

- October 20, 2021
- November 17, 2021

*Commissioner Santhuff moved to approve the minutes of the October 20, 2021, and November 17, 2021, meetings as submitted. Commissioner Torrez seconded the motion. The motion passed unanimously.*

### **D. Public Comments**

Chair Petersen reported that no comments were received.

Brian Boudet introduced three new Planning and Development Services employees to the Commission - Susan Johnson, Carl Metz, and Stephen Antupit.

### **E. Disclosure of Contacts**

There were no disclosures of contacts.

### **F. Discussion Items**

#### **1. 2022 Annual Amendment Update**

Lihuang Wung, Senior Planner, and Larry Harala, Principal Planner, presented the 2022 Annual Amendment update, including the 2022 amendment docket; the amendment process and timeline; the status of analysis and outreach for the NewCold application, the South Sound Christian Schools application, and the South Tacoma Economic Green Zone application; and next steps.

Commissioners brought up some questions about the South Sound Christian Schools application. Commissioner Santhuff requested information on the right of way that appears to be an incomplete grid between the parcels, the geometries of the parcels, and the natural areas or slopes of the site. Vice-Chair Karnes inquired on how the application interacts with the Home In Tacoma project. Commissioner Givens asked if it is required in the Code to have a traffic study. Chair Petersen requested additional clarification

regarding the traffic study. Mr. Harala provided some clarifications and indicated that staff would provide additional responses at the next meeting in January 2022.

Commissioner Santhuff provided comments on the South Tacoma Economic Green Zone application related to the identified major issues and asked if there are proposed projects or activities within the area that represent a risk or concern. Mr. Wung indicated that what is being proposed is the Work Plan for South Tacoma Groundwater Protection District Code Amendments, which is one component of the City's response to the South Tacoma Economic Green Zone application (the other component being the Potential Economic Green Zone Designation). Once approved by the City Council in June 2022, the Work Plan would be implemented in 2022-2023, and any issues or concerns that Commissioner Santhuff alluded to would be identified and properly addressed during the Work Plan implementation and/or during the phase of the Potential Economic Green Zone Designation (for which the timeline is to be determined), Mr. Wung stated.

## **2. 2021 Year-In-Review and 2022 Outlook**

Brian Boudet, Planning Division Manager, presented the 2021 year-in-review and 2022 outlook, including the 2021-2023 Planning Commission Work Program which outlines completed projects of 2021, the expected work program for 2022, on-going planning issues, and emerging and deferred issues.

Commissioner Givens stated that he would like to see more forums for community members to speak.

## **G. Upcoming Meetings (Tentative Agendas)**

*Commissioner Santhuff moved to cancel the January 5, 2022, meeting. Commissioner Torrez seconded the motion. The motion passed unanimously.*

- (1) January 5, 2022 - Cancelled
- (2) Agenda for the January 19, 2022, meeting includes:
  - 2022 Annual Amendment Update
  - Home In Tacoma Update

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

- (1) Mr. Wung informed the Commission of the following:
  - The Planning Commission will be accepting applications for Proposed Amendments to the One Tacoma Comprehensive Plan and/or Land Use Regulatory Code for 2023.
  - The City Council is expected to appoint four individuals on January 4, 2022, to fill the four vacant positions.
  - The City Council adopted a resolution to extend the operation of the Transit-Oriented Development Advisory Group (TODAG).
- (2) Mr. Boudet expressed appreciation for the Commission's hard work over the last year.
- (3) Mr. Wung acknowledged that the meeting will be Commissioner Edmonds's last meeting and expressed appreciation for her service on the Commission.
- (4) Commissioner Givens expressed appreciation for Commissioner Edmond's perspective on the Commission.

## **I. Adjournment**

The meeting was adjourned at 6:32 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*  
[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



**To:** Planning Commission  
**From:** Jana Magoon, Land Use Planning Manager, Planning and Development Services  
**Subject:** **2022 Amendment – Recent Council Requests**  
**Memo Date:** January 12, 2022  
**Meeting Date:** January 19, 2022

**Action Requested:**  
Comment and Direction.

**Discussion:**

At the meeting on January 19, 2022, the Planning Commission will review the scope of two recent requests of the City Council and consider adding them to the package of the Proposed Amendments to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) for 2022 (or “[2022 Amendment](#)”) as an additional application.

The City Council adopted Resolution No. 40794 on June 8, 2021 related to shipping containers and Resolution No. 40881 on November 30, 2021 related to electrified fences. The resolutions direct the Commission to evaluate and recommend code amendments to address these subjects.

Specific to shipping containers, the Resolution No. 40794 requests a review of the allowed location and use of shipping containers as a type of accessory and/or storage. Specific to electrified fences, Resolution No. 40881 directs the Commission to evaluate the number of districts where electric fences are allowed as a secondary security method to protect assets such as parking lots and any development standards necessary to allow electrified fences.

Attached to facilitate the Commission’s review is a Discussion Outline that provides background information, major issues and proposed approaches to addressing these subjects. Also attached are the resolutions. Feedback and suggestions from the Commission will be incorporated into the proposed code amendment language, which will be presented in February 2022 for the Commission’s consideration.

**Project Summary:**

The [2022 Amendment](#) is an annual process for amending the Comprehensive Plan and/or Land Use Regulatory Code pursuant to Tacoma Municipal Code, Section TMC 13.02.070. The process began with accepting applications during January-March 2021 and is slated for completion in June 2022. The Planning Commission is tentatively scheduled to release the 2022 Amendment Package for public review on February 16, conduct a public hearing on March 16, and make a recommendation to the City Council on April 20; and the City Council’s review/adoption will occur in May-June 2022. The 2022 Amendment Package includes the following applications:

- (1) NewCold Land Use Designation Change
- (2) South Sound Christian Schools Land Use Designation Change
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments
- (4) Minor Plan and Code Amendments
- (5) Recent Council Requests (Shipping Containers and Electrified Fences)



**Staff Contacts:**

- Jana Magoon, [jmagoon@cityoftacoma.org](mailto:jmagoon@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachments:**

1. Discussion Outline – Shipping Containers and Electrified Fences
2. Resolution No. 40794, June 8, 2021 – Shipping Container
3. Resolution No. 40881, November 30, 2021 – Electrified Fences

c. Peter Huffman, Director



## Recent Council Requests: Shipping Containers and Electrified Fences

### Discussion Outline

For Planning Commission's Review, January 19, 2022

#### A. Shipping Containers

##### Introduction

The City Council adopted Resolution No. 40794 on June 8, 2021 (attached), directing the Planning Commission to evaluate and update the current prohibition on shipping containers as a type of accessory building in most zoning districts. Currently, shipping containers are prohibited as an accessory use in residential, mixed-use, and commercial districts. Review should include development standards that would minimize aesthetic impacts on neighboring properties.

In 2012 alone, the U.S. Department of Transportation statistics indicate more than five million shipping containers sat dormant. Further, the reprocessing or melting down of shipping containers require a minimum of 8,000 kWh of energy. Provided development standards are imposed that minimize aesthetics, reuse of shipping containers should be allowed in additional districts.

##### Major Issues

Shipping containers have historically been considered unsightly and out of character with development, particularly residential development. However, shipping containers have recently gained favor as an alternative to traditional construction. As an accessory structure for storage, shipping containers could be seen as an inexpensive alternative to wood construction and also favored as adaptive reuse.

##### Approach

Shipping containers as a housing alternative will be discussed during Home in Tacoma Phase II.

With appropriate development standards, shipping containers could be allowed as an accessory building for storage in certain districts. A quick review of other jurisdictions indicate shipping containers for storage are still disfavored in residential districts. Exceptions could be made for certain conditional uses on "large" sites in residential districts and with appropriate development standards. With appropriate development standards, they could also be allowed in commercial districts. Staff recommend continuing to prohibit shipping containers as an accessory use in mixed-use districts.

Should the Commission propose allowing shipping containers in more districts, development standards could include:

- Screening
- Setbacks
- Locational requirements
- Prohibition of locating on properties adjacent to primary pedestrian streets.



### **Code Sections to Be Amended**

- Tacoma Municipal Code 13.06.030.E Footnote 3 - Use
- Tacoma Municipal Code 13.06.030.F – Development Standards
- Other sections related to fence height may be needed to allow appropriate screening

It is expected that shipping containers will be allowed in additional districts, subject to appropriate development standards.

## **B. Electrified Fences**

### **Introduction**

The City Council adopted Resolution No. 40881 on November 30, 2021 (attached), directing the Planning Commission to evaluate and update the districts where electric fences are allowed as a secondary security method to protect assets such as parking lots. Currently electrified fences are allowed only in industrial districts. Review should include development standards necessary to minimized aesthetic impacts and should include regulations related to safety.

### **Major Issues**

Tacoma businesses have raised concerns of increased theft and safety issues that have added severe expenses. These business owners are seeking alternative ways to reduce further losses that threaten their business.

Like shipping containers, electrified fences have historically been considered unsightly and out of character with certain development. Electrified fences have also been considered dangerous. Currently, in Tacoma, electric fences are only allowed in industrial districts. However, with recent crime rates, business owners are requesting that electrified fences, with certain development standards, be allowed in additional districts.

### **Approach**

With appropriate development standards, electrified fences could be screened and could be safe. Staff recommend limiting electrified fences to commercial and industrial properties; prohibiting in mixed-use and residential districts.

Should the Commission propose allowing electrified fences in more districts, development standards could include:

- Electric fences should be inside a primary fence.
- The primary fence could be of solid material, such as wood, thus screening the electrified fence.
- Locational requirements, including prohibiting on primary pedestrian streets.

Some of the development standards proposed through Resolution No. 40881 include compliance with electric codes. Meeting with Tacoma Power has been scheduled to discuss having these standards regulated by Power. Having Land Use regulate codes that are outside their expertise is awkward.

Staff have also identified some minor clean-up clarifications related to fences that may be included in this amendment.

**Code Sections to Be Amended**

- Tacoma Municipal Code 13.06.090.K.3.b(3)
- Other sections related to fence height may be needed to allow appropriate screening

It is expected that electrified fences will be allowed in additional districts, subject to appropriate development standards.

**C. Next Steps (Schedule)**

- Research and Benchmarking with other jurisdictions
- Proposed code amendments for Planning Commission's review, February 2, 2022
- Proposed code amendments released for public review, February 16, 2022

**D. Attachments**

- Resolution No. 40794, June 8, 2021 – Shipping Containers
- Resolution No. 40881, November 30, 2021 – Electrified Fences



## RESOLUTION NO. 40794

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BEALE AND  
2 WALKER

3 A RESOLUTION relating to land use; requesting the Planning Commission to  
4 review the prohibition of shipping containers for accessory building and/or  
5 storage uses as well as explore how the city could allow shipping containers  
6 to be adaptively reused for innovative housing solutions to address the  
7 housing shortage and affordability crisis in the City of Tacoma.

8 WHEREAS, with the exception of temporary uses subject to the limitations  
9 and standards set forth in Tacoma Municipal Code 13.06.080, Special Use  
10 Standards, commercial shipping and/or storage containers, also known as cargo  
11 containers or intermodal freight containers, are currently prohibited to be used as  
12 an accessory building and/or for storage in the City in residential, commercial, and  
13 mixed-use zoning districts, and

14 WHEREAS, unlike a number of other jurisdictions, this prohibition is outright  
15 and does not allow for exceptions when specified conditions are met, such as  
16 design standards, landscape buffers, sight-obscuring fences or walls, or the  
17 container's location on the site, that either remove the containers from the sight of  
18 neighbors or passersby or ensure that the containers are an aesthetically pleasing  
19 part of their surroundings, and

20 WHEREAS thousands of shipping containers are left inactive and unutilized  
21 in America each year because the nation's imports exceed exports and the cost to  
22 return cargo containers to exporting countries can be high, and

23 WHEREAS, in 2012 alone, U.S. Department of Transportation statistics  
24 indicated there were more than five million 20-foot containers sitting dormant, and  
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1 WHEREAS reprocessing or melting down a used shipping container to  
2 repurpose the steel requires at least 8,000 kWh of energy, and

3 WHEREAS, if it can be accomplished in a way that maintains the aesthetics  
4 of the surrounding neighborhood, reuse of used containers as building materials or  
5 as accessory buildings/storage uses in the City could be a sustainable, energy  
6 efficient, and cost-effective way to repurpose them, and

7 WHEREAS the City Council recognizes the need for innovative housing  
8 solutions to address the housing shortage and housing affordability, and

9 WHEREAS the City Council is requesting the Planning Commission to  
10 review the outright prohibition of commercial shipping and/or storage containers  
11 as accessory buildings and/or for storage in the City and determine if there are  
12 design standards, siting requirements, or other conditions which may make these  
13 uses appropriate in specified zoning districts, and, within subsequent phases of  
14 Home in Tacoma, review how the City could allow shipping containers to be  
15 adaptively reused for innovative housing solutions to address the housing  
16 shortage and housing affordability in the City of Tacoma; Now, Therefore,

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18  
19 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

20 That the City Council hereby requests the Planning Commission to review  
21 the prohibition of shipping containers for accessory building and/or storage uses,  
22 as well as explore how the City could allow shipping containers to be adaptively  
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reused for innovative housing solutions, to address the housing shortage and  
affordability crisis in the City of Tacoma.

Adopted June 8, 2021

*M Woodards*  
Mayor

Attest:

*Doris Soum*  
City Clerk

Approved as to form:

*[Signature]*  
Deputy City Attorney



## RESOLUTION NO. 40881

1 BY REQUEST OF COUNCIL MEMBERS HUNTER, McCARTHY, AND THOMS  
2 A RESOLUTION relating to the Land Use Regulatory Code; adding consideration  
3 of expanding the districts in which electric fences are allowed to the 2022  
4 Land Use Regulatory Code Amendment work plan and process, and for  
review and recommendation by the Planning Commission.

5 WHEREAS, throughout the City, businesses have raised concerns of  
6 increased theft and safety issues that have added severe expenses, and

7 WHEREAS, at the Study Session of November 23, 2021, Council  
8 Member Thoms presented a Council Consideration Request to propose an  
9 amendment to Title 13 of the Tacoma Municipal Code ("TMC"), the Land Use  
10 Regulatory Code, which would allow the use of electric fences as a secondary  
11 security method to protect assets such as parking lots, and  
12

13 WHEREAS the fencing would be installed on the inside of a traditional fence  
14 and would work as a secondary deterrent for theft, and

15 WHEREAS, currently, electric fences are prohibited in all zoning districts  
16 except for industrial; the proposed TMC amendments would be limited to zoning in  
17 downtown, commercial, and mixed use districts, and would not include residential  
18 zoning, and  
19

20 WHEREAS sample language and development standards for consideration  
21 can be found in the attached Exhibit "A," and  
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23 WHEREAS the proposed amendment will require a change to  
24 TMC 13.06.090.K.3, which requires review by the Planning Commission, and  
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WHEREAS the project cycle of the 2022 Annual Amendment to the One Tacoma Comprehensive Plan and/or the Land Use Regulatory Code runs from January 2021 through June 2022, and

WHEREAS the Planning Commission will make recommendations to the City Council for final review and approval in 2022, and it is necessary to include the proposed application to the Land Use Regulatory Code Amendment in the 2022 process in order to expedite considerations of solutions for local businesses impacted by theft and other public safety concerns; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the City Council hereby adds consideration of expanding the districts in which electric fences are allowed to the 2022 Land Use Regulatory Code Amendment work plan and process, and for further review and recommendation by the Planning Commission.

Adopted November 30, 2021

*W. Woodard*  
Mayor

Attest:

*Doris Soum*  
City Clerk

Approved as to form:

*Steve Veda*  
Deputy City Attorney



## EXHIBIT "A"

### MODEL ELECTRIC FENCE ORDINANCE

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A. The construction and use of electric fences shall be allowed in the City only as provided in this section, subject to the following standards:

1. IEC Standard 60335-2-76: Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electro technical Commission (IEC) Standard No. 60335-2-76.

2. Electrification:

a. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However the solar panel may be augmented by a commercial trickle charger.

b. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.

3. Perimeter fence or wall:

a. No electric fence shall be installed or used unless it is completely surrounded by a non-electrical fence or wall that is not less than five feet.

4. Location: Electric fences shall be permitted on any non-residential outdoor storage areas.

5. Height: Electric fences shall have a height of 10 feet (or 2 feet higher than the perimeter fence whichever is higher).

6. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not less than sixty feet.

7. Electric fences shall be governed and regulated under burglar alarm regulations and permitted as such.



**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **2022 Amendment – Minor Plan and Code Amendments**  
**Memo Date:** January 13, 2022  
**Meeting Date:** January 19, 2022

**Action Requested:**  
Comment and Direction.

**Discussion:**

At the next meeting on January 19, 2022, the Planning Commission will review the application of “Minor Plan and Code Amendments” for the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “[2022 Amendment](#)”).

This application identifies minor, non-policy type of revisions to *One Tacoma Plan* and various sections of the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent. (See Attached)

**Project Summary:**

The [2022 Amendment](#) is an annual process for amending the Comprehensive Plan and/or Land Use Regulatory Code pursuant to Tacoma Municipal Code, Section TMC 13.02.070. The process began with accepting applications during January-March 2021 and is slated for completion in June 2022. The Planning Commission is tentatively scheduled to release the 2022 Amendment Package for public review on February 16, conduct a public hearing on March 16, and make a recommendation to the City Council on April 20; and the City Council’s review/adoption will occur in May-June 2022. The 2022 Amendment Package includes the following applications:

- (1) NewCold Land Use Designation Change
- (2) South Sound Christian Schools Land Use Designation Change
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments
- (4) Minor Plan and Code Amendments
- (5) Recent Council Requests (Shipping Containers and “Electrified Fences”)

**Prior Actions:**

- 12/15/21 – Review of Status
- 10/06/21 – Review of Status
- 07/21/21 – Determination on Applications (proceeding with technical analysis)
- 06/16/21 – Public Scoping Hearing on the Applications
- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Amendments”
- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”



**Staff Contacts:**

- Larry Harala, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachment:**

1. Minor Plan and Code Amendments – Issues and Proposed Amendments

c. Peter Huffman, Director



**2022 ANNUAL AMENDMENT  
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

**Minor Plan and Code Amendments – Issues and Proposed Amendments**

(Draft for Planning Commission’s Review, January 19, 2022)

No.	Issues and Assessments	Proposed Amendments
1.	<p><b><u>Definition of Family (Director Rule 03-2021)</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.F Zoning Definitions</li> </ul> <p>Senate Bill 5235 (SB 5235), signed into law by the Governor, effective July 25, 2021, includes a key restriction on how local governments define and regulate residential unit occupancies. For the City of Tacoma, currently, “Family” is defined in TMC 13.01.060.F as follows:</p> <p><i>“Family.” One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).</i></p> <p>Per the new State law, these types of broad zoning limitations on the number of unrelated individuals that can live in a dwelling unit are no longer allowed. Per the PDS Director’s Rule 03-2021, effective July 25, 2021, the City will no longer use this definition to limit residential occupancy. This issue and potential permanent corrective code amendments should be included in the scope of work for the 2022 Amendment.</p>	<ul style="list-style-type: none"> <li><b>Replace the current definition of “Family” in the Land Use Code with the following:</b></li> </ul> <p style="color: red;"><b>“Family.” One or more persons, related or unrelated, living together as a single household where all members have common access to and use of living, kitchen and other shared spaces.</b></p> <p>(Note: This definition change achieves basic consistency with the new state law. However, the state law, as well as policy adopted through Home In Tacoma Phase 1 call for a more holistic review of the use of the term “family” and of other standards that limit the number of people who can live in a dwelling unit.)</p>

No.	Issues and Assessments	Proposed Amendments
2.	<p><b><u>Preliminary and Final Plats</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.04 Platting and Subdivisions</li> </ul> <p>Based on the decision for the Morcos Preliminary Plat, our attorney has recommended that we take out language that states that an approved preliminary short or long plat is an assurance that the Final Plat will be approved. This language is not provided for in the RCW 58.17.100; rather it was added in by a previous PW's Director many years ago. Proposed amendments are needed to improve consistency with State law.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.04.090.F. as follows:</b>            “After approval of a preliminary short plat application by the Director, the short plat shall be filed with the Pierce County Auditor <u>for recording</u>, and only after such filing shall the short plat be deemed approved and accepted by the City of Tacoma. <del>The approved short subdivision decision, however, shall be assurance to the subdivider that the short plat will be recorded</del> provided that:.....”</li> <li><b>Amend TMC 13.04.100.D. as follows:</b>            “Approval of the preliminary plat is a tentative approval and does not constitute final acceptance of the plat. Approval of the preliminary plat, however, <del>shall be assurance to the subdivider that the final plat</del> will be approved; provided, that:.....”</li> </ul>
3.	<p><b><u>Residential Landscaping Requirements</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.09.J.5. Landscaping Buffers</li> </ul> <p>In the code prior to the reorganization, landscaping was exempt for single, two, and 3 family homes. In the old code, landscaping buffers were also in this section and therefore exempt. The re-organized code moved buffers into a new section that does not have the same exemption listed in the applicability.</p> <p>1. Exemptions:</p> <p>a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.09.J.5. by adding an additional exemption that has the same effect that the antiquated code had, as follows:</b>            13.06.09.J.5. Landscaping Buffers            c. Exceptions  <u>(7) Single-, two-, three-family and townhouse developments are exempt from all landscaping buffer requirements.</u></li> </ul>

No.	Issues and Assessments	Proposed Amendments
4.	<p><b><u>Homeowners' Association Owned Open Space &amp; Other Tracts</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.04.090.H.20 &amp; 100.F.20 Short Plat/Short Subdivision Procedures</li> </ul> <p>The code allows open space &amp; other tracts to be owned by a homeowner's association, the property owners within the subdivision or dedicated to the public.</p> <p>The homeowner's association should be removed as an option. These often go defunct/bankrupt, taxes aren't paid &amp; the tract reverts to Pierce County which auctions it off. This causes problems because the new owner usually wants to develop the open space or other tract. Our code should ensure that property taxes are paid on these tracts by requiring they are included as a proportional interest for each property owner in the plat. That way Pierce County assesses each property owner in the plat a portion of the tax for the tract along with the taxes for their individual homes.</p> <p>RCW 58 has no provisions that require local jurisdictions to include ownership by a Homeowners' association as an option. Pierce County's code (Chapter 8.F30.030) also has no allowance for Homeowners' Association.</p>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.04.090.H.20 as follows:</b> 20. Common facilities and open spaces shall be located on separate, individual tracts, unless otherwise approved by the Director, and shall be dedicated, reserved or otherwise held in common <del>by a homeowners' association or</del> by a proportional ownership interest shared among all of the property owners within the short subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public</li> <li>• <b>Amend TMC 13.04.100.F.20 as follows:</b> 20. Common facilities and open spaces shall be located in separate, individual tracts unless otherwise approved by the Hearing Examiner, and shall be dedicated, reserved or otherwise held in common <del>by a homeowners' association or</del> by a proportional ownership interest shared among all of the property owners within the subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.</li> </ul>
5.	<p><b><u>Reference to Definition Section</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.06.080.A.5.c Special Use Standards</li> </ul> <p>Suggest adding "(See definition "Building, height of.")" to the reference to TMC 13.01.060, so that code readers know where to look in the definitions section that is cited.</p>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.06.080.A.5.c as follows:</b> (2) Height shall be limited to the most restrictive of the following: <ul style="list-style-type: none"> <li>• The maximum height for detached ADUs shall be 18 feet, measured per the Building Code, or up to 20 feet with incorporation of either parking below or above the DADU structure (not next to), or with certification of the DADU under Built Green criteria with 4 stars, or equivalent environmental certification.</li> <li>• The conversion of an existing accessory structure taller than 18 feet may be authorized through issuance of a Conditional Use Permit.</li> <li>• In View Sensitive Districts, the maximum height shall be 15 feet, measured per TMC 13.01.060. (<del>Refer to the definition for "Building, height of"</del>), and allowance of additional height is subject to TMC 13.05.010.B Variances.</li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
6.	<p><b><u>Cultural Institutions and Public Benefit Use</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.C and .P Zoning Definitions</li> </ul> <p>Suggest clarifying the definition of “Cultural Institutions” to indicate that such uses are not limited to museums, as the current language might suggest. Also, this definition is listed twice in the section, where the 2<sup>nd</sup> occurrence should be deleted.</p> <p>The “art gallery or museum” currently included in the definition of “Public Benefit Use” should be replaced with “cultural institutions.”</p> <p>It is also suggested that the “community meeting rooms” option be deleted from the definition of “Public Benefit Use.” We have found applicants are inclined to use this as a sort of “loophole”, to basically circumvent having to do any actual commercial space option on the ground floor where required. With this change, they will be designing to commercial standards regardless in the downtown areas.</p> <p>Also, “Public benefit use” should be added as a use category to these use charts of TMC 13.06.030, TMC 13.06.040, and TMC 13.06.060. Indicate which districts allow, prohibit, and required conditional use permits for this use in these districts.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.01.060.C as follows:</b>  “Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. <del>This classification includes museums, such as a museum, or cultural center, operated by a non-profit organization, offering services to the community.</del>  “Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. <del>This classification includes museums.</del> </li> <li><b>Amend TMC 13.01.060.P as follows:</b>  “Public benefit use.” <del>As used in Section 13.06.050 – Downtown, public</del> <u>Public</u> benefit uses shall include any of the following uses: <ol style="list-style-type: none"> <li>Day care available to the general public</li> <li>Human services, such as employment counseling and walk-in clinics</li> <li>Recreation, such as health clubs</li> <li><del>Community meeting rooms</del></li> <li><del>Art gallery or museum</del> <u>Cultural institutions</u></li> <li><del>Drop-in centers for youth or seniors</del></li> </ol> </li> <li><b>Amend use charts of TMC 13.06.030, 13.06.040, and 13.06.060 as follows:</b>  Add “Public benefit use” as a use category to these use charts and indicate which districts allow, prohibit, and required conditional use permits for this use in these districts. </li> </ul>
7.	<p><b><u>Efficiency Unit Parking Exemption</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.090.C.3.i. Required off-street parking for Downtown Districts</li> </ul> <p>Suggest cleaning up and clarifying the language in the off-street parking exemption for group housing, student housing and efficiency units in Downtown Districts. The current provision pertaining to bicycle parking spaces can be removed, because all units are already required to provide more bike parking spaces than what is called out here regardless. The “(whichever is greater)” is vague language and should be clarified.</p>	<ul style="list-style-type: none"> <li><b>Amend 13.06.090.C.3.i. as follows:</b>  (f) Group housing; student housing; and, efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following: <ul style="list-style-type: none"> <li><del>A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.</del></li> <li>Within a single building, no more than 20 dwelling units, <del>or 50% of the total dwelling units (whichever is greater),</del> may utilize this bonus. <u>For buildings that are greater than 40 dwelling units, 50% of the total dwelling units may utilize this bonus.</u></li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
8.	<p><b><u>Single-family detached dwellings – Small Lots (Level 2)</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.06.020.F.1.k Residential District Development Standards (row “k” of the table)</li> </ul> <p>Several clarification type of amendments to row “k” of the table of Residential District Development Standards are suggested, as follows:</p> <ol style="list-style-type: none"> <li>1. The placement of the “Additional exceptions to Minimum Lot Requirements” under the title line of the row “Single-family detached dwellings – Small Lots (Level 2)” causes confusion with customers. The additional exceptions are only applicable to single-family detached dwelling lots, not to all uses in the R district. Since the lead paragraph (the first paragraph in the right section) already explains that these exceptions can be applied for the Level 2 small lot minimum size, removing this placement under the title line should help eliminate the confusion.</li> <li>2. The wording of the lead paragraph, however, often leads customers to think all they need is a variance to get a smaller Level 2 lot. The latest example is a 7,440 sf lot that wanted to subdivide into a 3,000 sf and 4,440 sf lot through a variance.</li> <li>3. The Planned Residential District phrase isn’t necessary because it’s set out separately later in the section (020.F.1.m).</li> <li>4. The language about design standards is extraneous because these are by definition Level 2 lots and subject to all standards.</li> <li>5. The pipestem exception is listed above in 020.F.1.j and also in the section about small lots (13.06.020.J) and not needed here.</li> </ol>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.06.020.F.1.k as follows:</b> <ul style="list-style-type: none"> <li>k. Single-family detached dwellings – Small Lots (Level 2): / <del>Additional exceptions to Minimum Lot Area Requirements</del></li> </ul> <p>One of the following exceptions may be applied per parcel to <del>allow for reductions in minimum lot area below the Single-family Level 1 achieve Level 2 Small Lot minimum size without a variance, to the following minimum lot sizes</del> <del>Except in the case of a Planned Residential District without grant of a variance:</del> R-1: 4,500 sq. ft.; R-2, R-2SRD, HMR-SRD: 3,000 sq. ft.; R-3 and above: 2,500 sq. ft.</p> <p>Lot Size Averaging – Infill: To provide for consistency with pre-existing development patterns, the average size of lots along the street frontage and block (excluding the site) may be substituted for the zoning district minimum lot size.</p> <p>Lot Size Averaging – Subdivisions: Within proposed Short and Full Plats, lots are permitted to a minimum size of 4,500 square feet in the R-1 District and 3,000 square feet in the R-2, R2-SRD and HMR-SRD Districts, provided that the overall average lot size within the Short or Full Plat meets the Small Lots minimum lot size of the zoning district. Critical areas and buffers may not be counted toward lot size averaging.</p> <p>Alley lot area credit: In R-1, R-2, and R2-SRD and HMR-SRD Districts, half of the width of abutting alleys which are utilized for vehicular access to the lot may be counted toward the required minimum lot area, up to an additional reduction equivalent to 10 percent of the Standard Minimum Lot Size.</p> <p><del>Level 2 Small Lots must meet the Level 2 Small Lot Design Standards of Section 13.06.100.F.</del></p> <p><del>Small lot exceptions are not applicable to pipestem lots.</del></p> </li></ul>

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9.	<p><b><u>Public Facility/Site and Public Safety/Services Facilities</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.P Zoning Definitions</li> </ul> <p>Currently, there are definitions for “Public facility”, “Public facility site”, “Public safety facilities”, and “Public service facilities” included in this section. These definitions are somewhat repetitive, overlapping, and confusing. It is suggested that these be consolidated into two categories: “Public Facility Site” and “Public Service Facilities”, in order to improve the clarity and implementation effectiveness of the code.</p> <p>“Public safety” and “public service facilities” are currently already bundled together in all use tables. This change will not affect allowed uses.</p> <p>Along with the suggested consolidation of definitions, the land use charts of TMC 13.06.020.D.4, 13.06.030.D.4, 13.06.040.E.3, and 13.06.060.E.4 should be updated to remove “public safety” as separate use.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.01.060.P as follows:</b> <p><del>“Public facility.” Any facility funded in whole or part with public funds, which provides service to the general public, including, but not limited to, public schools, public libraries, community centers, public parks, government facilities, or similar uses.</del></p> <p><del>“Public facility site.” An existing public or quasi-public site developed with an existing public or quasi-public facility, including, but not limited to, substations, water reservoirs, or standpipes; police or fire stations; sewer or refuse utility facilities; other governmental facilities, parks, or open space areas; hospitals; public or private schools; and churches.</del></p> <p><u>“Public facility site.” A public or quasi-public site developed with a facility that provides service to the general public, and is funded in whole or part with public funds. This definition may include, but is not limited to schools, public libraries, community centers, public parks, government facilities, substations, water reservoirs, or standpipes; police or fire stations; sewer or refuse utility. This general classification does not include other government facility sites that are more specifically defined and regulated, such as correctional and detention facilities, parks, schools, and utilities.</u></p> <p><del>“Public safety facilities.” Facilities for public safety and emergency services, including facilities that provide police and fire protection and ambulance services.</del></p> <p>“Public service facilities.” Facilities owned, operated, or occupied by a government agency that provide a governmental service to the public, such as public libraries, courthouses, post offices, community centers, <del>and</del> government offices, <u>police and fire protection, and ambulance services</u>. This general classification does not include other government facilities that are more specifically defined and regulated, such as correctional and detention facilities, parks, schools, <del>public safety facilities</del>, and utilities.</p> </li> <li><b>Amend land use charts of TMC 13.06.020.D.4, 13.06.030.D.4, 13.06.040.E.3, and 13.06.060.E.4 as follows:</b> <p>Remove “public safety” as separate use. Example:</p> <table border="1" data-bbox="898 1141 1780 1198"> <tr> <td><del>Public safety and public service facilities</del></td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td></td> </tr> </table> </li> </ul>	<del>Public safety and public service facilities</del>	P	P	P	P	
<del>Public safety and public service facilities</del>	P	P	P	P				

No.	Issues and Assessments	Proposed Amendments
10.	<p><b><u>Street Level Uses and Design</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.100.D.3.b Downtown District Minimum Building Design Standards – Street Level Uses and Design – Primary Pedestrian Streets</li> </ul> <p>In implementing the downtown design standards, currently we offer the option of having a store and not meeting the standards, which results in situations that are hard to monitor or enforce. If the idea is conversion/ability to use for commercial purposes, then we should have everything built that way.</p> <p>The proposal is to take use requirements out of the development standards – which is especially important with new tenants because nearly all of the time we don't know who tenants will be. Also, the current sentences pertaining to nonconforming are extremely confusing and should be removed.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.100.D.3.b as follows:</b> <ul style="list-style-type: none"> <li>Primary Pedestrian Streets.</li> </ul> <p>Any new building, the addition to any building, or any substantially altered building fronting on a Primary Pedestrian Street shall comply with <del>either subparagraphs a. or b.</del> <u>the design requirements</u> below:</p> <p>(1) <del>At <u>The floor area abutting at</u> least 25 percent of the linear sidewalk level frontage shall <u>incorporate these elements, along with any other required basic or additional design standards. consist of any of the following uses: retail; restaurants; cultural or entertainment uses, hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.</u></del></p> <p>(2) <del>The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above, and may be occupied by any use allowed in the zoning district. The area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.</del></p> <ul style="list-style-type: none"> <li>(a) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.</li> <li>(b) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.</li> <li>(c) The sidewalk level façade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.</li> <li>(d) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.</li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
11.	<p><b><u>Infill Pilot Program Handbook</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.05.060 Residential Infill Pilot Program</li> </ul> <p>Add a reference in the code to the Infill Pilot Program Handbook and clarify how the handbook is to be used to guide implementation of the program.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.05.060.F by adding a subsection “g”, as follows:</b>  F. Review process.  The Director will convene a special advisory review body which shall function in an advisory capacity to provide input prior to the Director or Hearing Examiner’s decision and conditions of approval.  ***  3. The special advisory review body will assess the consistency of the proposal with the following criteria. All proposals submitted under the provisions of this section must demonstrate the following:  ***  <u>g. Consistency with Residential Infill Pilot Program Handbook. The proposed development must demonstrate consistency with the housing type-specific standards and Design Elements contained within the latest version of the Residential Infill Pilot Program Handbook.</u> </li> <li><b>Amend TMC 13.05.060 by adding a subsection “G”, as follows:</b>  <u>G. Residential Infill Pilot Program Handbook. The Director shall prepare, and update as appropriate, an Infill Pilot Program Handbook to illustrate the design intent, clarify and explain the standards for each housing type, clarify the permit process, and provide additional information of use to program applicants and the special advisory review body.</u> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
12.	<p><b><u>Special Use Standards</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.080 Special Use Standards</li> </ul> <p>To facilitate an effective implementation of the Infill Pilot Program, this section of Special Use Standards should be modified to add zoning district exception for accuracy per TMC 13.05.010.A.7.c (pertaining to conditional use permits for infill pilot program), fix grammatical error, and revise minimum lot size for consistency with 13.05.010.A.7.c(1).</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.080 as follows:</b> <ul style="list-style-type: none"> <li>13.06.080 Special Use Standards</li> <li>C. Cottage Housing               <ol style="list-style-type: none"> <li>1. Applicability. Cottage housing developments may be proposed in all residential districts <u>except HMR-SRD</u>.</li> <li>3. Procedures.                   <ol style="list-style-type: none"> <li>b. Application. Proponents shall submit all required complete applications, including applicable fees. However, project proponents may choose to stage their applications by initially applying for the Conditional Use Permit <del>and</del> for approval under the Residential Infill Pilot Program.</li> </ol> </li> <li>4. Use standards.                   <ol style="list-style-type: none"> <li>b. Minimum site size. Cottage housing developments require a minimum net site size of <u>7,000</u> <del>10,000</del> square feet.</li> </ol> </li> </ol> </li> </ul> </li> </ul>
13.	<p><b><u>Two-family and Townhouse Dwelling</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.05.010.A.7 Infill Pilot Program Conditional Use Permit</li> <li>TMC 13.05.060.C.1 Infill Pilot Program Applicability</li> </ul> <p>Current text is a little vague in describing townhouses and the required site size. Clarifications are needed to improve the clarity and implementation effectiveness of the code.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.05.010.A.7 as follows:</b> <ol style="list-style-type: none"> <li>a. Two-family housing development may be allowed by conditional use permit in R-2 Districts. In addition to the General Criteria, a conditional use permit for a two-family <u>dwelling</u> or <u>two</u> townhouse dwelling units in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:               <ol style="list-style-type: none"> <li>(1) The proposed <del>lot</del> <u>development site</u> is a minimum lot size of 6,000 square feet in size.</li> </ol> </li> </ol> </li> <li><b>Amend TMC 13.05.060.C.1 as follows:</b> <ul style="list-style-type: none"> <li>C. Applicability The provisions of this section apply to the following categories of residential infill:               <ol style="list-style-type: none"> <li>1. Two-family <u>dwelling</u> or <u>two</u> townhouse <u>dwelling units development</u> within the R-2 District;</li> </ol> </li> </ul> </li> </ul>

<p>14. <b><u>Sign Code Update</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.01.060.S Zoning Definitions</li> <li>• TMC 13.06.090.I.3.b Sign Standards – General Sign Regulations – Exempt Signs</li> <li>• TMC 13.06.090.I.3.k Sign Standards – General Sign Regulations – Temporary Signs</li> </ul> <p>Signs regulated based on content have been found to be illegal and unenforceable. We have two types of signs that are clearly regulated based on content – political signs and real estate signs. These proposed changes “fix” the temporary sign sections in such a way to bring into compliance with current laws. In making changes, staff have researched legal cases and benchmarked jurisdictions that have undergone similar exercises.</p> <p>For the last 18 months, the City has informally been administering the sign code as proposed here-in. Without this change, staff are barred from enforcing clutter created by temporary signs.</p> <p>This effort includes a code change to TMC Title 2 related to Political Signs.</p>	<ul style="list-style-type: none"> <li>• <b>Amend 13.01.060.S as follows:</b> <p><del>“Sign, off-premises open house or directional sign.” A sign advertising a transaction involving:</del></p> <ol style="list-style-type: none"> <li><del>1. A product sold in a residential zone;</del></li> <li><del>2. A product that cannot be moved without a permit; and/or</del></li> <li><del>3. A product with a size of at least 3,200 cubic feet.</del></li> </ol> <p><del>“Sign, real estate.” Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.</del></p> <p><del>“Sign, temporary.” An on-premises sign, banner, balloon, feather sign, pennant, valance, A-board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.</del></p> </li> <li>• <b>Amend TMC 13.06.090.I.3.b as follows:</b> <p><del>(13) Political signs, as set forth in Title 2.</del></p> <p><del>(14) Real estate signs, 12 square feet or less, located on the site. Condominiums or apartment complexes shall be permitted one real estate sign with up to 12 square feet per street frontage. Such sign(s) may be used as a directory sign that advertises more than one unit in the complex.</del></p> <p><del>(15) Off-premises open house or directional signs. Temporary on-premise or off-premise signs, subject to the following regulations in TMC 13.06.090.I.3.k</del></p> <ol style="list-style-type: none"> <li><del>(a) The signs may be placed on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign.</del></li> <li><del>(b) Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.</del></li> <li><del>(c) A maximum of three off-premises open house or directional signs will be permitted per single-family home. One additional open house or directional sign identifying the open house shall be permitted at the house being sold.</del></li> <li><del>(d) Signage shall not exceed four square feet in area per side (eight square feet total) and three feet in height. Off-premises open house or directional signs shall not be decorated with balloons, ribbons, or other decorative devices.</del></li> <li><del>(e) Signage shall only be in place between the hours of 11:00 a.m. and 6:00 p.m., when the seller of the product, or the seller’s agent, is physically present at the location of the product.</del></li> </ol> </li> </ul>
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No.	Issues and Assessments	Proposed Amendments
		<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.060.090.I.3.k as follows:</b>  Special regulations governing temporary signs are as follows: <ul style="list-style-type: none"> <li><u>(1) Unless otherwise regulated in TMC 13.06.090.4, the one signs may be placed on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign. During an election, the limit of one sign is suspended.</u></li> <li><u>(2) Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.</u></li> <li><del>(3) All temporary signs must be authorized by the public or private property owner.</del></li> <li><u>(43) All temporary signs shall be securely fastened and positioned in place so as not to constitute a hazard to pedestrians or motorists.</u></li> <li><u>(64) All temporary signs shall meet vehicular sight distance requirements established by the Traffic Engineer.</u></li> <li>(5) No temporary sign shall project over or into a public right-of-way or property except properly authorized banners over streets (see Title 9).</li> <li><u>(6) Temporary signs are prohibited in a medium, traffic circle, or the roadway itself.</u></li> <li><u>(27) No flashing temporary signs of any type shall be permitted.</u></li> <li><u>(8) Unless otherwise regulated in TMC 13.06.090.4, signage shall not exceed 4 square feet in area per side (eight square feet total) and three feet in height.</u></li> <li><u>(49) The duration of display of a temporary sign shall not exceed six months in any 12-month period, unless otherwise noted OR the temporary sign must be removed within 14 days of the event for which it is intended, whichever is less.</u></li> <li><del>(7) The regulations governing the size, number, and type of temporary signs are located in Section 13.06.090.I.4.</del></li> <li><u>(10) See TMC 13.06.090.I.3.c for additional prohibitions related to temporary signs.</u></li> </ul> </li> </ul>

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# Sustainable Tacoma Commission (STC) | Work Plan 2022

2022

MONTH	MEETING ITEMS	OTHER ACTIVITIES
January 2022	<ul style="list-style-type: none"> <li>● <b>Officer nominations</b></li> <li>● <b>Sustainability Small Grants quarterly applications review</b></li> <li>● Puget Sound Energy natural gas decarbonization strategies</li> <li>● <b>Staff Updates:</b> CAP Implementation Updates (Processes: ARPA funds, biennial budget, jump start actions &amp; STC role)</li> </ul>	<ul style="list-style-type: none"> <li>● Engage TC/PC about 2022 priorities &amp; work plans</li> <li>● Small Grants recruitment through March</li> <li>● Member recruitment</li> <li>● Engagement strategy for Council, new Council Members (ARPA funds, biennial budget)</li> <li>● CED's GE study (Elly) – seeking STC member</li> <li>● 2021 Commission feedback survey results</li> <li>● Commissioner decisions to renew/discontinue</li> </ul>
February	<ul style="list-style-type: none"> <li>● <b>Officer elections</b></li> <li>● <b>Rules of Procedure review</b> (video, allow discussion in-meeting)</li> <li>● Green Building Certification (Steve Gelb, Emerald Cities Collaborative)</li> <li>● <b>Staff Updates:</b> CAP Implementation Updates (Processes: ARPA funds, biennial budget, jump start actions &amp; STC role)</li> <li>● <b>Extended roll call (networking)</b></li> </ul>	<ul style="list-style-type: none"> <li>● Member interviews &amp; selection</li> </ul>
March	<ul style="list-style-type: none"> <li>● <b>Earth Day/Month, Expo update</b></li> <li>● <b>Rules of Procedure approval</b></li> <li>● <b>STC recommendations for Council/Management</b></li> <li>● Non-meeting: Transportation Impact Fees update</li> <li>● <b>Staff Updates:</b> CAP Implementation Updates (Processes: ARPA funds, biennial budget, jump start actions &amp; STC role)</li> </ul>	<ul style="list-style-type: none"> <li>● Check-in with members at ~1 year in April</li> <li>● Small Grants applications due</li> <li>● Prepare annual report for IPS</li> <li>● Schedule 1-1 Council Meetings for April-May</li> </ul>
April	<ul style="list-style-type: none"> <li>● <b>Sustainability Small Grants quarterly applications review</b></li> <li>● <b>Recognize departing Commissioners</b></li> <li>● <b>Staff Updates:</b> CAP Implementation Updates (Processes: ARPA funds, biennial budget, jump start actions &amp; STC role)</li> </ul>	<ul style="list-style-type: none"> <li>● Last STC meeting for (members leaving)</li> <li>● New member on-boarding</li> <li>● Annual report -&gt; IPS</li> <li>● Small Grants recruitment through June</li> <li>● Earth Day/Month</li> <li>● 1-1 Council meetings</li> </ul>
May	<ul style="list-style-type: none"> <li>● <b>Welcome new members / extended roll call (networking)</b></li> <li>● <b>Climate Action Plan (CAP) 2021 progress report</b></li> </ul>	<ul style="list-style-type: none"> <li>● Council meetings</li> <li>● First STC meeting for (new members)</li> </ul>

## Sustainable Tacoma Commission (STC) | Work Plan 2022

June	<ul style="list-style-type: none"> <li>• Text</li> </ul>	<ul style="list-style-type: none"> <li>• Council Meetings</li> <li>• Small Grants applications due</li> </ul>
July	<ul style="list-style-type: none"> <li>• <b>Sustainability Small Grants quarterly applications review</b></li> </ul>	<ul style="list-style-type: none"> <li>• Small Grants recruitment through September</li> </ul>
August	<ul style="list-style-type: none"> <li>• <b>Extended roll call (networking)</b></li> <li>• UFMP &amp; Tree Program updates</li> </ul>	<ul style="list-style-type: none"> <li>• STC social for early-mid August</li> </ul>
September	<ul style="list-style-type: none"> <li>• <b>Text</b></li> </ul>	<ul style="list-style-type: none"> <li>• Small Grants applications due</li> </ul>
October	<ul style="list-style-type: none"> <li>• <b>Sustainability Small Grants quarterly applications review</b></li> </ul>	<ul style="list-style-type: none"> <li>• Small Grants recruitment through December</li> </ul>
November	<ul style="list-style-type: none"> <li>• <b>Extended roll call (networking)</b></li> </ul>	
December	<ul style="list-style-type: none"> <li>• <b>2022 Commission Day/Time Discussion</b></li> <li>• <b>Year-in-Review / Year-Ahead</b></li> </ul>	<ul style="list-style-type: none"> <li>• Small Grants applications due</li> </ul>

### 2022 Commission Priorities

- Environmental Action Plan update & climate emergency
- Community engagement & active Outreach Subcommittee
- Public transit & sustainable transportation
- Building decarbonization
- Urban Forest Management Plan & air quality
- Waste prevention
- Electrification & renewable energy
- Work with local public partners
- Industry, economy, tideflats
- Food sovereignty
- Equity & environmental justice
- Decarbonization studies
- Home in Tacoma work
- Puyallup Tribe engagement