



2022 Annual Amendment Applications:

- **Work Plan for STGPD Code Amendments**
- **Minor Plan and Code Amendments**

City of Tacoma | Planning and Development Services

Planning Commission Meeting

February 16, 2022



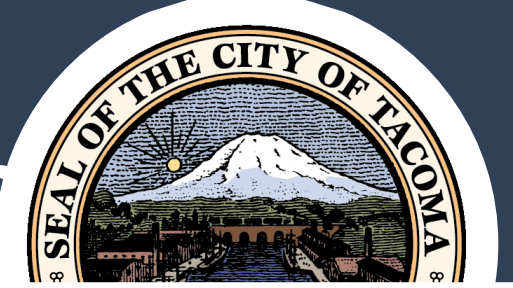
OVERVIEW



1. Continue to review 2022 Amendment Applications:
 - Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD) (*continued from 12/15/21*)
 - Minor Plan and Code Amendments (*continued from 1/19/22*)
2. Schedule for 2022 Amendment (Next Steps)
3. Seeking Commission's Concurrence with:
 - The schedule
 - Releasing the two applications for public review



STGPD CODE AMENDMENTS



- Application Submitted (March 2021):
 - Improve regulations to better address environmental and health risks
 - Transform the South Tacoma area into an Economic Green Zone
- Commission Assessment/Determination (July 2021):
 - Proceed with analysis, via two stages:
 1. STGPD Code Amendments – develop a Work Plan first
 2. Economic Green Zone Designation
- Staff Notes:
 - The proposal for 2022 Amendment – “Work Plan for STGPD Code Amendments”
 - Staff Report of December 2021 being modified to provide clarification
 - General support from stakeholders (“The code review is due.”)



MINOR AMENDMENTS ISSUES



#	Subject	Objective
1	Definition of Family	Maintain consistency with State law
2	Preliminary and Final Plats	Maintain consistency with State law; Clarify regulatory intent
3	Residential Landscaping Requirements	Clarify regulatory intent
4	Homeowners' Association Owned Open Space & Other Tracts	Maintain consistency with State law; Prevent undesired consequences
5	Reference to Definition Section	Provide clarity
6	Cultural Institutions and Public Benefit Use	Enhance code clarity and applicability
7	Efficiency Unit Parking Exemption	Provide clarity
8	Single-family detached dwellings – Small Lots (Level 2)	Provide clarity
9	Public Facility, Public Facility Site, Public Safety Facilities, & Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family and Townhouse Dwelling	Provide clarity
14	Sign Code Update	Maintain consistency with current laws
15	Manitou Annexation Area Land Use	Maintain consistency with Council ordinances



1. Definition of Family:

- Proposal – Redefine “Family” as:

“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.”

- Discussion:

- SB 5235 (7/25/21) lifts unnecessary caps on the number of unrelated people allowed to share a home.
- PDS Director’s Rule 03-2021 (7/25/21) suspends the use of current definition to limit residential occupancy.
- The state law and Home In Tacoma Phase 1 call for a more holistic review of the use of the term “family” and of other standards.

PC Comments (1/19/22):

- Factor in Governor’s veto of parts of SB 5235.
- Consider using “household” instead of “family”.

Staff Notes:

- Proposal is an appropriate, interim step.
- “Family” definition is essentially the same as “household”.
- More to come through Home In Tacoma Phase 2.



6. Cultural Institutions and Public Benefit Use:

- Proposal:
 - Enhance the definition of “cultural institutions” and revise the definition of “public benefit use” accordingly
 - Include “public benefit use” in use tables
- Discussion:
 - “Cultural institutions” should not be limited to museums, as the current language might suggest.
 - The definition of “public benefit use” currently includes “art gallery or museum”, which should be replaced with “cultural institutions” as re-defined.

PC Comments (1/19/22):

- Why is “community meeting rooms” deleted? Any impacts?

Staff Notes:

- Leave “community meeting room” in.
- Ensure it is designed and built to standards to support a commercial use (if along pedestrian street in downtown districts).
- See Item #10.



9. (1) Public Facility (2) Public Facility Site (3) Public Safety Facilities (4) Public Service Facilities

- Proposal:
 - Clarify and consolidate definitions of these terms into:
 - Public Facility Site
 - Public Service Facilities
 - Update use tables accordingly.
- Discussion:
 - Current four definitions are somewhat repetitive, overlapping, and confusing.
 - “Public safety facilities” and “public service facilities” are currently already bundled as “public safety and service facilities.” The proposed changes will not affect allowed uses.

PC Comments
(1/19/22):

- Ensure no missing pieces inadvertently.

Staff Notes:

- Double checked, and felt the proposal is appropriate.



10. Street level uses and design

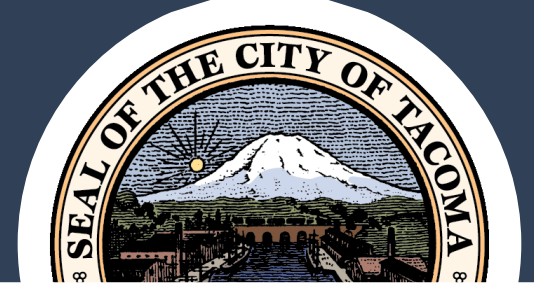
- Proposal:
 - Clarify street level use requirements in downtown districts along Primary Pedestrian Streets
- Discussion:
 - Current Code infers that applicants can choose between EITHER:
 - Providing specified commercial uses on street level within downtown zoning districts OR
 - Designing street level spaces to incorporate elements to accommodate commercial uses.
 - Proposed clarification pares the requirement down to just indicate that the spaces on the street level within downtown zoning districts incorporate elements to accommodate commercial uses.

PC Comments (1/19/22):

- Ensure no missing pieces inadvertently

Staff Notes:

- Intent is for developers to meet standards for commercial uses
- Will add a statement to further clarify the intent



14. Sign Code Update:

- Proposal:
 - Amend sections in Title 13 re: Temporary Signs and in Title 2 re: Political Signs
- Discussion:
 - Signs regulated based on content have been found to be illegal and unenforceable.
 - Signs currently regulated based on content – political signs and real estate signs.
 - For the last 18 months, the City has informally been administering the Sign Code as proposed here-in.
 - The proposal brings code into compliance with current laws. Without this change, staff are barred from enforcing clutter created by temporary signs.

(See next slide)



14. Sign Code Update:

PC Comments (1/19/22 & later):

- Political/election signs – definition and duration?
- Political signs before an event?
- One political sign per property at any given time?
- Non-political/election signs?
- Political flags?

Staff Notes:

- Purpose of the Sign Code – to perform important communicative functions and maintain the attractive appearance of the community.
- Purpose of the Sign Code Update – to comply with current laws and remain content neutral (code unenforceable if not content neutral).
- **Avoid referencing political signs, election, candidate.**
- **Allow 2 temporary signs per issue or event.**

●●● ISSUE #15 (new issue)



15. Manitou Annexation Area Land Use:

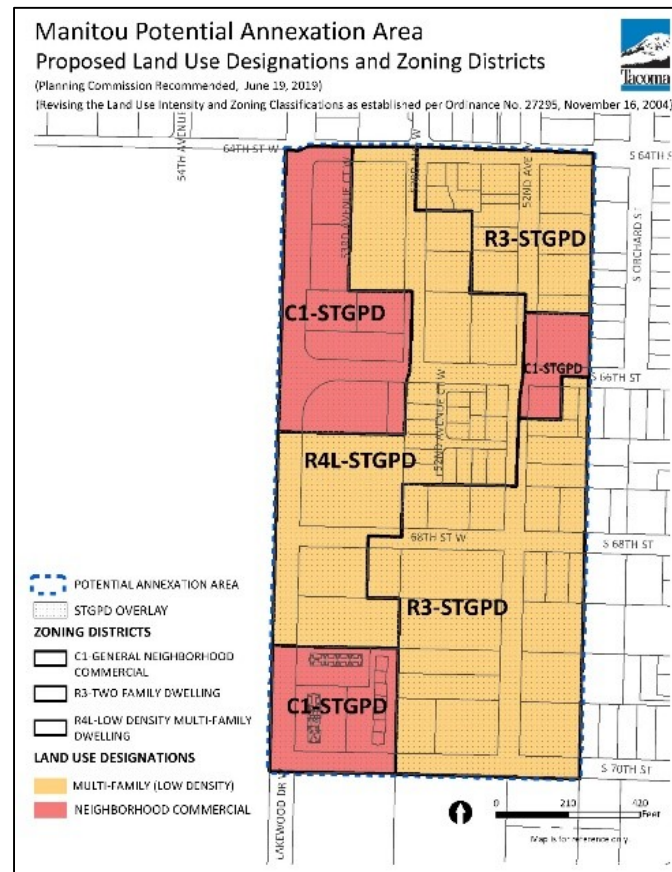
- Proposal:
 - Align the proposed land use designations for the Manitou Annexation Area with the recently adopted Home In Tacoma – Phase 1.
 - For R4-L area: change “Multifamily (Low Density)” to “Mid-Scale Residential”
 - For R-3 area: change “Multifamily (Low Density)” to “Low-Scale Residential”
- Discussion:
 - Ord. 28609 (9/24/19) sets forth land use designations and zoning districts for the Manitou Area, to be effective upon its annexation to the City (expected to occur in late 2022).
 - Ord. 28793 (12/7/21) adopts Home In Tacoma – Phase 1 and sets forth “Low-Scale Residential” and “Mid-Scale Residential” designations for residential areas.
 - The proposal aligns Ord. 28609 with Ord. 28793, without changing the policy intent.

ISSUE #15

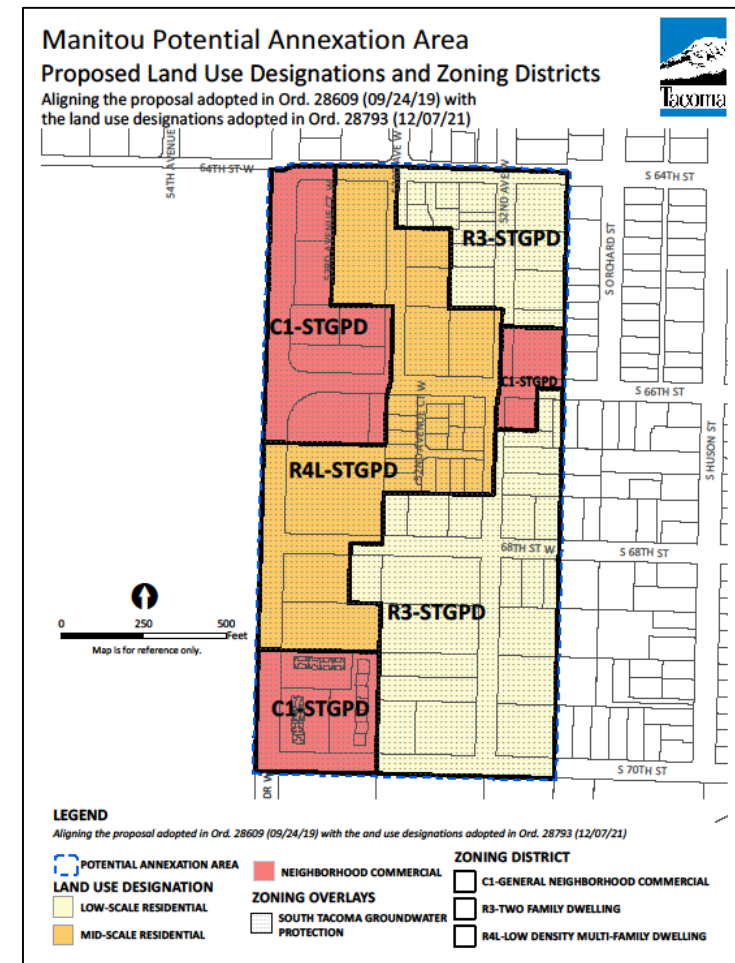


15. Manitou Annexation Area Land Use:

(Pursuant to Ord. 28609)

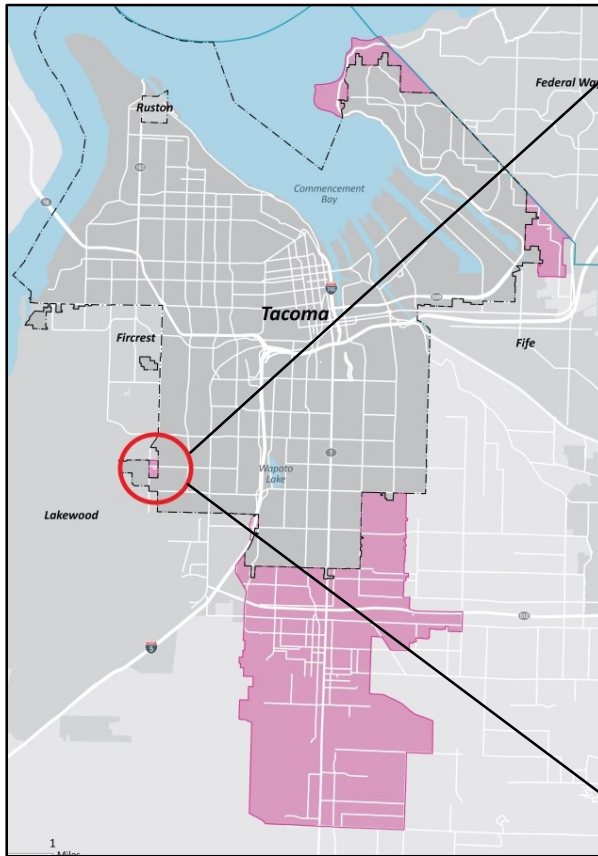


(Aligned with Ord. 28793)





MANITOU ANNEXATION AREA

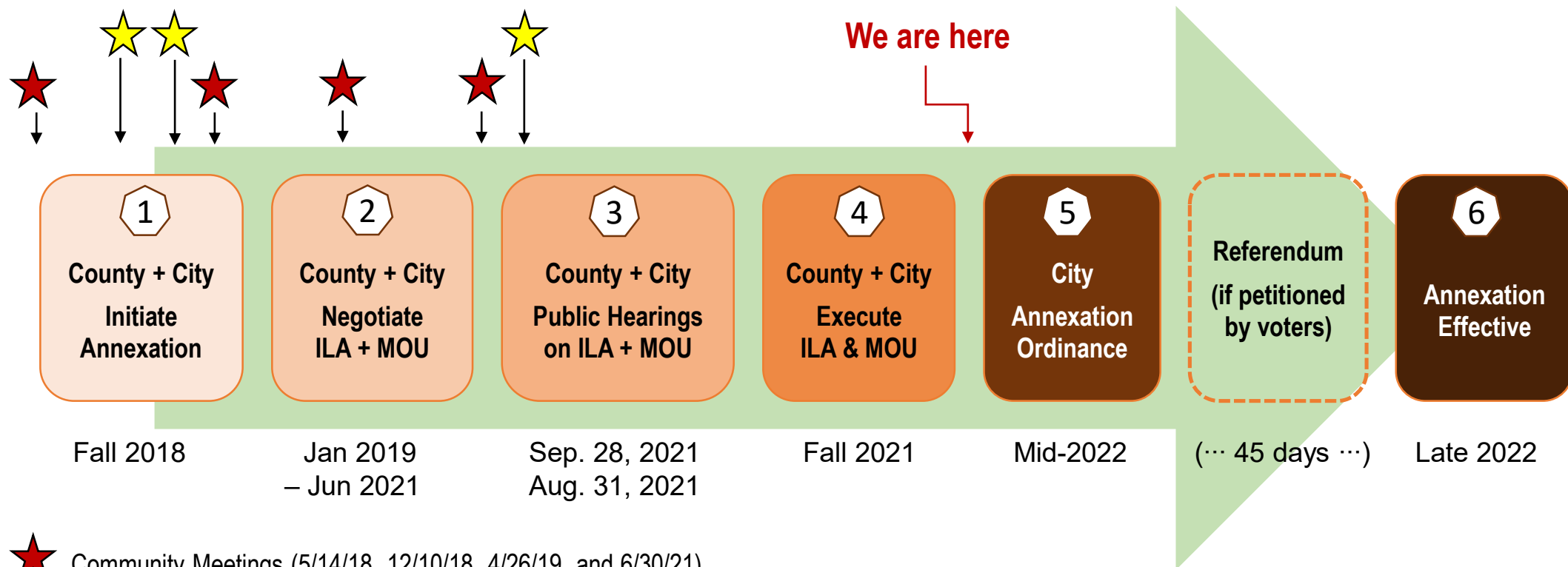


Size (acres)	37
Population	425
Parcels	97
Households	197
Businesses	26
Traffic Light	1
Streets (lane miles)	3.5
Land Uses	Residential; Commercial

● ● ● ANNEXATION PROCESS



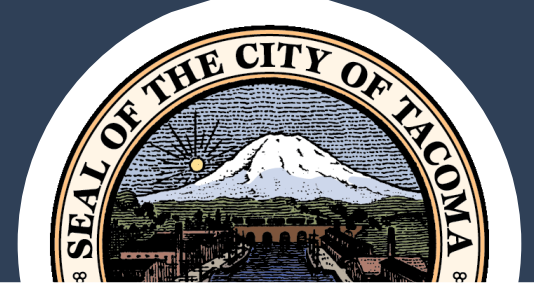
• Method of Annexation – Interlocal Agreement (per RCW 35.13.470)



★ Community Meetings (5/14/18, 12/10/18, 4/26/19, and 6/30/21)

★ Government Performance and Finance Committee reviews (8/21/18, 10/16/18, and 7/20/21)

●●● NEXT STEPS



Date	Planning Commission Actions
February 16, 2022	Review of individual applications
March 2, 2022	<ul style="list-style-type: none"> • Final review of applications • Release the package for public review • Set public hearing date
(Prior to Hearing)	(Open House conducted by staff)
April 6, 2022	Planning Commission Public Hearing
April 8, 2022	Comment Period ends
April 20 & May 4, 2022	<ul style="list-style-type: none"> • Debriefing of Public Hearing • Modifications of Proposal, if appropriate • Recommendations

We are here

ACTIONS



1. Questions and Comments
2. Concur with:
 - The Schedule
 - Release the two applications for public review*

* After the public hearing, the Commission may modify any proposed amendment.