



## AGENDA

**MEETING:** Regular Meeting and Public Hearing  
**TIME:** Wednesday, February 7, 2018, 5:00 p.m.  
(Public Hearing begins at approximately 5:30 p.m.)  
**LOCATION:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor  
747 Market Street, Tacoma, WA 98402

← *Changed location  
(for public hearing)*

### **A. Call to Order and Quorum Call**

### **B. Approval of Agenda and Minutes**

- Minutes – January 17, 2018

### **C. Public Comments**

- Comments are accepted on all discussion items except the subject of the public hearing
- Comments are limited to 3 minutes per person

### **D. Discussion Items**

#### **1. 2018 Amendment Application #2018-06 VSD Height Measurement**

- Description: Review staff analysis report
- Action: Authorization for public review
- Staff Contact: Lauren Flemister, 253-591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

#### **2. 2018 Amendment Application #2018-02 Outdoor Tire Storage**

- Description: Review staff analysis report
- Action: Authorization for public review
- Staff Contact: John Harrington, 253-279-8950, [jharrington@cityoftacoma.org](mailto:jharrington@cityoftacoma.org)

#### **3. 2018 Amendment Application #2018-03 S. 80<sup>th</sup> Street Rezone**

- Description: Review staff analysis report
- Action: Authorization for public review
- Staff Contact: Lauren Flemister, 253-591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

### **E. Public Hearing (beginning at approximately 5:30 p.m.)**

#### **1. Emergency Temporary Shelters Interim/Permanent Regulations**

- Description: Conduct the Public Hearing on the proposed permanent regulations, and leave the record open through February 9, 2018 to accept written comments.
- Action: Accept Testimony
- Staff Contact: Lauren Flemister, 253-591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

*(Continued on the Back)*



**F. Communication Items**

- (1) The Tacoma Mall Neighborhood Subarea Plan has won the 2017 Healthy Communities Gold Award, sponsored by the Tacoma-Pierce County Health Department, for the City's planning efforts that employ "sincere intent and committed steps to promote healthy communities and improve health equity."
- (2) The next Planning Commission meeting is scheduled for Wednesday, February 21, 2018, at 5:00 p.m., in Room 16; tentative agenda (subject to change) includes: Emergency Temporary Shelters Interim/Permanent Regulations; Open Space Corridors; Code Cleanups; and Review of 2018 Amendment Package.
- (3) The next Infrastructure, Planning and Sustainability Committee meeting is scheduled for Wednesday, February 14, 2018, 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Planning Commission Interviews; Cellular Attachment to City Poles in the Right of Way; and Code and Process Improvements.

**G. Adjournment**



## **MINUTES** (Draft)

**TIME:** Wednesday, January 17, 2018, 5:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Brett Santhuff  
**ABSENT:** Jeff McInnis, Andrew Strobel, Dorian Waller

### **A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:02 p.m. A quorum was declared.

### **B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved. The minutes of the regular meeting and public hearing on January 3, 2018 were approved as submitted.

### **C. PUBLIC COMMENTS**

Chair Wamback invited citizens to provide comments on items related to the agenda, except the subject of a recent public hearing, i.e., Proposed Correctional and Detention Facilities Permanent Regulations. The following citizens provided comments:

- 1) Lance Odermat, Brown Bear Car Wash:  
Mr. Odermat stated that Brown Bear had owned and operated sites within the City since the early 1970s. Their investment on 6<sup>th</sup> Avenue would bring a modern car washing facility to the dilapidated property in that part of the neighborhood that had not been thriving, provide economic and environmental benefits, provide additional tax revenue to the city, and offer higher paid jobs than many businesses in the neighborhood. He mentioned that their recent project in the City of Poulsbo that had received strong opposition initially, including from the Mayor, was now viewed as an asset to the community. Mr. Odermat urged the Planning Commission to consider supporting his application.
- 2) Damon Gulick:  
Mr. Gulick owned a property in Titlow area abutting the Crystal Springs. His past interactions with the City had mostly been assessing fees and penalties for violating wetland buffer related issues. Concerning the City's efforts in the Open Space Corridor evaluation, Mr. Gulick felt that the current document was not providing benefits or assistance to home owners in addressing such issues as people accessing the property for illegal reasons and coyotes killing pets; it was only adding burdens, requirements and restrictions to home owners.

### **D. DISCUSSION ITEMS**

#### **1. Proposed Correctional and Detention Facilities Permanent Regulations**

Ian Munce, Planning and Development Services Department, reviewed the background of the Correctional Facilities Interim Regulations enacted by the City Council in March 2017 and subsequently modified in May 2017. He stated that the Planning Commission had been developing the corresponding permanent regulations for the City Council's consideration prior to the expiration of the interim regulations in March 2018. Upon completing the public hearing process in early January, the Commission was now

ready to consider finalizing the proposed Correctional and Detention Facilities Permanent Regulations, which would amend several sections of the Tacoma Municipal Code that would:

- Prohibit correctional and detention facilities in multi-family and light industrial zoning districts where they are currently allowed;
- Require a Conditional Use Permit (CUP) for new, or significant modifications to existing, correctional and detention facilities in zones where they are allowed;
- As part of the CUP process, require expanded public notice (to properties within 1,000 feet) and a pre-application community meeting; and
- Modify and expand the definition of “correctional facilities” to “correctional and detention facilities.”

Discussion ensued. Commissioners provided the following questions and comments:

- Vice-Chair Petersen objected to the proposed prohibition of correctional/detention facilities in residential and light industrial zones. She believed they should be allowed in R and M-1 zones, and not allowed in zones not appropriate for human living (i.e., PMI and M-2).
- Commissioner Santhuff was in favor of prohibiting correctional/detention facilities in residential zones. He believed maintaining a CUP is important. He noted that R-4L and R-4 are in random locations throughout the city, and are getting reduced in the process of creating other zones. He wondered what the potential was for any such facility to be located in those zones.
- Concerning the distinction between correctional and detention facilities being made in the proposed definition of “correctional facilities”, Vice-Chair Petersen commented that without court rulings indicating that they are different, they should not be lumped together. In response to the Commission’s request, Steve Victor, Deputy City Attorney commented that uses that are not specifically called out in the code are usually included in the most similar established category, such as the case of including detention facilities in the category of correctional facilities; that the City has not disputed that detention facilities could be essential public facilities, for which the ultimate decision has not been made by the court or state legislature; that even essential public facilities can be subject to the CUP process; that the City is not advancing the argument about whether it would be more precise to treat detention facilities as correctional facilities or to have two separate categories; and that the state law does define that correctional facilities are for “punishment, correction, or rehabilitation following conviction of a criminal offense”, which is not the primary purpose of detention facilities.
- Chair Wamback noted that Pierce County Jail and Remann Hall have already been nonconforming uses. He wondered if making a facility nonconforming could constitute taking. Mr. Victor responded “no.”
- Commissioner Edmonds wondered if the Federal government could use eminent domain when siting federal facilities. Mr. Victor responded, yes, but they would need to abide by local zoning rules.
- Chair Wamback pointed out that the public comments have reflected a strong desire to separate the definitions of correctional and detention facilities, and that the Commission has not been shy in pointing out the poor decisions made by the City in the past and should strive to recommend something to correct the course.
- Chair Wamback noted that as the City moves into the subarea planning process for the Tideflats area, more land uses, in addition to detention facilities, will be evaluated for their appropriateness for the M-1, M-2 and PMI industrial zoning districts, due to quality of life, safety and liability concerns. Commissioners Santhuff and Edmonds concurred with the notion. Commissioner Edmonds added that she was not comfortable with locating correctional facilities in residential areas. Vice-Chair Petersen further expressed concerns that locating correctional facilities and work release centers in the Tideflats area is not consistent with the Container Port Element (CPE) of the Comprehensive Plan; that such uses are entirely incompatible with the industrial related uses for the “Core Area” as defined in the CPE; that the Port of Tacoma and many citizens have argued that such uses are not industrial or maritime related uses; and that people should not be housed in these areas, because of health, safety, environmental and equity concerns.

Upon completing the discussion, Commissioners reviewed the “Draft Code Amendments” document, i.e., Exhibit 1 of the draft Findings of Fact and Recommendations Report as included in the meeting agenda, and took the following actions on the various components of the proposed code amendments:

- Concerning the definition of “correctional and detention facilities” (p. 7 of 8), Vice-Chair Petersen moved and Commissioner Santhuff seconded to request legal staff to draft separate definitions for “correctional facility” and “detention facility” based on the draft as presented in the document. The motion passed unanimously.
- Concerning the conditional use permit and pre-application meeting requirements applicable to correctional and detention facilities (p. 6 of 8), Vice-Chair Petersen moved and Commissioner Edmonds seconded to approve the draft as presented with a modification that would separate correctional and detention facilities. The motion passed unanimously.
- Concerning the use table for industrial districts (p. 5 of 8), Vice-Chair Petersen moved and Commissioner Edmonds seconded to make the following modifications to the draft as presented: (1) separate the listing for correctional and detention facilities; (2) correctional facilities would be allowed in M-1 with a CUP, and prohibited in M-2 and PMI; and (3) detention facilities would be prohibited in M-1, M-2 and PMI. With a vote of 2 to 2 (Vice-Chair Petersen and Commissioner Edmonds voting aye and Chair Wamback and Commissioner Santhuff voting nay), the motion failed.
- Continuing to address the use table for industrial districts (p. 5 of 8), Commissioner Santhuff moved and Commissioner Edmonds seconded to make the following modifications to the draft as presented: (1) separate the listing for correctional and detention facilities; (2) correctional facilities would be allowed in M-1 with a CUP, and prohibited in M-2 and PMI; and (3) detention facilities would be allowed in M-1 with a CUP, and prohibited in M-2 and PMI. With a vote of 3 to 1 (Vice-Chair Petersen voting nay), the motion passed.
- Concerning the use table for mixed-use districts (p. 4 of 8), Commissioner Edmonds moved and Commissioner Santhuff seconded to approve the draft as presented (i.e., prohibiting both correctional and detention facilities in all mixed-use zones) with a modification that would separate the listing for correctional and detention facilities. The motion passed unanimously.
- Concerning the use table for residential districts (p. 3 of 8), Commissioner Edmonds moved and Commissioner Santhuff seconded to approved the draft as presented (i.e., prohibiting both correctional and detention facilities in all residential zones) with a modification that would separate the listing for correctional and detention facilities. With a vote of 2 to 2 (Chair Wamback and Commissioner Edmonds voting aye and Vice-Chair Petersen and Commissioner Santhuff voting nay), the motion failed.
- Continuing to address the use table for residential districts (p. 3 of 8), Commissioner Santhuff moved and Vice-Chair Petersen seconded to make the following modifications to the draft as presented: (1) separate the listing for correctional and detention facilities; (2) correctional facilities would be prohibited in all residential zones, except R-4 and R-5 where they would be allowed with a CUP; (3) detention facilities would be prohibited in all residential zones, except R-4 and R-5 where they would be allowed with a CUP; and (4) the footnote of “Side yards shall be provided as specified in Section 13.06.602” would be reinstated. With a vote of 3 to 1 (Commissioner Edmonds voting nay), the motion passed.
- Vice-Chair Petersen moved and Commissioner Santhuff seconded to approve the Commission’s recommendation packet as amended and forward it to the City Council for consideration for adoption. The motion was supplemented with the following notes: (1) the listing for correctional and detention facilities in the use table for commercial districts (p. 3 of 8) would be separated and both correctional and detention facilities would continue to be prohibited in all commercial zones; (2) the listing for correctional and detention facilities in the table of “Notice, Comment and Expiration for Land Use Permits” (p. 2 of 8) would be separated; (3) staff would revise the draft Findings of Fact and Recommendations Report and Exhibit 1 “Draft Code Amendments” accordingly; and (4) Chair Wamback would revise the draft letter of recommendation. The motion passed unanimously.

Chair Wamback expressed appreciation to Commissioners, city staff, citizens, and representatives from the Northwest Detention Center for their active participation in the Commission's review process for this issue.

Chair Wamback recessed the meeting at 6:30 p.m. The meeting resumed at 6:42 p.m.

## **2. 2018 Amendment Application #2018-10 Open Space Corridors**

Elliott Barnett, Planning Services Division, provided an overview of staff's proposed approach to a regulatory framework for Biodiversity Corridors/Areas Critical Areas Preservation Ordinance (CAPO) updates, as part of Phase 1 of the Open Space Corridors Project. Mr. Barnett introduced David Boe, architect, whose role at the meeting was to provide a hypothetical application of the code proposals, and Shannon Brenner, Environmental Specialist, whose role was to provide technical expertise.

Mr. Barnett stated the project is starting to gain public interest with lots of questions at the Annual Amendments Info Session, and presentations to Sustainable Tacoma Commission, discussions with Metro Parks Tacoma, scheduled updates with the Master Builders Association and others. Staff are developing a list of FAQ's for the project. Currently, there appears to be general support for protecting natural areas, with questions from property owners on how this will affect them.

Mr. Barnett stated the focus is major development within Biodiversity Corridors. This approach will not solve all problems, such as ongoing maintenance and undesirable uses in open space areas, but instead will address significant gaps in Tacoma's Critical Areas code for Biodiversity Corridors/Areas and Steep Slopes. The issue is that while local jurisdictions are responsible for protecting the functions and values of all critical areas, there is little specificity for Biodiversity Corridors/Areas, and consequently little certainty for property owners. The code gap regarding steep slopes is that they are approached from a hazard prevention perspective, not from a perspective of protecting functions and values.

Based on benchmarking and review of the Best Available Science, staff are proposing an approach to ensure no net loss to Biodiversity Corridors/Areas functions and values. The key concept is mitigation sequencing. The first option is to avoid, second is to minimize and mitigate impacts. If there are areas outside all critical areas, then put development there. This project will fill in how minimization and mitigation of impacts would be addressed for when impacts are proposed within Biodiversity Corridors/Areas.

The Commission discussed how Biodiversity Corridors/Areas would be defined and identified in Tacoma. Mr. Barnett stated they are defined and mapped by the Washington State Dept. of Fish and Wildlife (WDFW). Tacoma's current effort will further focus that definition and create methodology to determine if areas will be regulated as Biodiversity Corridors/Areas. Commissioner Edmonds asked if the determination for a specific site could change over time, and Mr. Barnett stated it could if restoration occurs. Ms. Brenner added the City has CAPO standards to determine how this would be evaluated, similar to other types of critical areas. The WDFW maps indicate a high likelihood that Biodiversity Corridors/Areas are present, however a site specific evaluation would determine whether an area is functioning as a Biodiversity Corridor/Area and therefore regulated as one. Commissioner Edmonds requested a map of the Biodiversity Corridors and ownership of land. Mr. Barnett stated staff is working to make the definition as clear as possible using WDFW language as the starting point.

Mr. Barnett continued, the proposal would address how impacts to Biodiversity Corridors/Areas would be minimized and mitigated. Under a Minor Development Permit review process, a maximum 35% vegetation disturbance would be permitted. Within that 35% maximum, development would be required to meet three requirements: Avoid other critical areas and buffers; maintain a functional habitat connection; and, protect significant trees. Mr. Barnett explained that these most sensitive areas, including steep slope areas, must be part of the minimum 65% left undisturbed. When impacts do occur, they would be required to be mitigated. Using this system the city can allow for some impact and still ensure no net loss to functions and values. Staff are integrating these concepts into the CAPO's existing review processes including exempt, allowed with staff review, Minor Development Permit, and Development Permits.

Commissioner Edmonds asked how the City would evaluate existing structures in areas that are now designated as Biodiversity Corridors/Areas. Mr. Barnett and Ms. Brenner responded that the presence of a house may be part of a determination that the property is not within a Biodiversity Corridor/Area since

developing the house was a disturbance. If the house is determined to be within a Biodiversity Corridor/Area, the City's provisions for continued maintenance for legally established uses, for maintaining existing landscaped areas, and for minor expansions would apply. Commissioner Edmonds emphasized the importance of being clear and sensitive to the potential concerns of property and home owners on these topics.

Chair Wamback asked whether the proposed 300 foot Biodiversity Corridor width is set in stone. Mr. Barnett and Ms. Brenner responded that the Best Available Science shows that 300 feet is a minimum functional wildlife corridor width for some common urban species. The City also needs to consider smaller and narrower sites, where the approach may be to prevent further reductions. Chair Wamback clarified that this relates to the species that are present on the particular site. Ms. Brenner stated that the City is reaching out to WDFW to develop a common urban species list which will further inform discussions of the minimum functional habitat corridor width.

Mr. Boe then presented three illustrations of a hypothetical site. He clarified we are looking at new development, especially on larger sites, though he recognized there is always a concern about structures that have never been permitted. The team started looking at real sites in Tacoma to get an idea of what some of the similarities are. Mr. Boe presented a simplified site plan of a 5 acre site with two developable areas, a designated wetland, stream and buffers, steep slopes, within a Biodiversity Corridor about 240 feet wide. The illustrations are to scale, to more realistically test these concepts. Each scenario shows different site access, since access is a variable that greatly affects development outcomes.

Scenario 1A assumes direct access to both of the developable areas. Development is located primarily outside of critical areas. Development also extends into the Biodiversity Corridors/Areas, then stops when a second type of critical area (such as steep slopes) is reached. The illustration shows 3000 sf lots, the minimum lot size allowed though Critical Areas density bonuses. The lots could also be larger, if desired. Impacts to Biodiversity Corridors are mitigated on site. Scenario 1B assumes access only to one side, and clustered development on only one of the two developable areas. Scenario 2 assumes access only from one side across the Biodiversity Corridor, with a roadway going through the corridor to reach the larger developable area. This scenario would require additional mitigation, minimization of impacts including low impact roadway design, and would be reviewed under a full Development Permit since it exceeds one of the limits (minimum corridor width) for the Minor Development Permit process.

Mr. Boe stated the City is legally required to allow access to landlocked properties. Remaining sites are already difficult to develop even without regulations, but we need to recognize some will need access through Biodiversity Corridors.

Vice-Chair Petersen asked if the illustrations were showing in-kind mitigation and what criteria would guide this. Ms. Brenner stated the CAPO puts preference on in-kind and onsite mitigation, but offsite locations can be proposed. This guidance exists in Tacoma's general mitigation standards. Vice-Chair Petersen stated that the low impact design for the access road would not be mitigation but a requirement. She stated if conditions are non-negotiable they need to be very clearly stated. Ms. Brenner concurred the code includes proscriptive requirements along those lines.

Mr. Boe discussed that the process of seeking the least impactful area of the site for development could result in selecting an area that already has development along one side which likely would be the more compromised in terms of Biodiversity Corridors/Areas functions and values. Mr. Barnett stated through a full Development Permit, applicants would need to demonstrate they were developing the least impactful area which could potentially reach a similar conclusion.

Vice-Chair Petersen asked how the City would address impacts resulting from ongoing use of developed areas, such as fences, dumping yard clippings, and invasive species. Ms. Brenner stated the CAPO has standards for ongoing management, such as wildlife passable fences along buffers, and that these get recorded through a Notice on Title requirement.

Commissioner Santhuff asked what the requirements or options would be for the Biodiversity Corridor/Area set aside through a permit. Do owners have a stake in the remaining open space? Mr. Barnett responded that the critical areas would be put into permanent conservation status through methods such as a conservation easement, a separate tract, and/or Home Owner Association rules. Ms. Brenner stated the City is on a complaint basis in terms of enforcement.

Mr. Barnett stated some of the Commission's questions pertain to CAPO guidance that already exists. This project essentially would fill in one section, and plug into existing general standards. Commissioners asked staff to show in future how other sections apply that address likely questions.

Chair Wamback stated that the type of questions Commissioner Edmonds asked about maintenance and alterations to existing development will be significant and a consultative process is needed for property owners to ask questions. Chair Wamback stated the proposed approach is great for larger parcels, but what about the smaller ones?

Commissioner Santhuff asked what review would be done for subdivisions. Mr. Barnett stated that they would trigger review under the CAPO's Biodiversity Corridors/Areas.

The Commission provided concurrence to develop these concepts into code, to return to the second meeting in February for release as a public review draft. Chair Wamback reiterated the need to clarify how new proposals fit with existing standards, and to clarify how avoidance, minimization and mitigation would apply. Mr. Boe mentioned that in the future the city could consider upzones as a way of clustering development. Chair Wamback confirmed that should be a future discussion, while this project will get the framework in place.

### **3. 2018 Amendment Application #2018-01 Car Washes in NCX Districts**

Lihuang Wung, Planning Services Division, presented the staff analysis report concerning the "Car Wash Rezone" application for the 2018 Annual Amendment.

Mr. Wung provided the following background. The original request from the Brown Bear Car Wash was to rezone the redevelopment site at 6<sup>th</sup> Ave. and S. Howard St. from NCX Neighborhood Commercial Mixed-use to UCX Urban Center Mixed-use, in order to allow for the development of a car washing facility (which was a part of "vehicle service and repair" by definition of the code). The Planning Commission conducted an assessment of the application in April 2017 and determined to accept it for technical analysis purposes, but requested that, since the proposed rezone was not supported by the Comprehensive Plan policies, the scope of work be modified and alternative approaches to the proposed rezone be explored. In December 2017, upon reviewing some alternative approaches, the Commission directed staff to study the approach of "allowing 'vehicle service and repair' in NCX districts, with a conditional use permit (CUP), but prohibited along frontage of designated core pedestrian streets."

Mr. Wung reported that staff had reviewed seven Neighborhood Mixed-use Centers to gauge the potential development opportunity for "vehicle service and repair" projects within the NCX districts located in the respective centers. He noted that the review was cursory and did not factor in the market, the availability of land, the "highest and best use" of any potential redevelopment site, or any impacts at the project level. The cursory review did not cover the South Tacoma Neighborhood Mixed-use Center where "vehicle service and repair" uses were currently allowed. The cursory review concluded that (1) in 6<sup>th</sup> Avenue, Narrows and McKinley centers, most parcels were fronting designated pedestrian streets where the development opportunity for "vehicle service and repair" projects would be fairly limited; (2) in Proctor, Hilltop and Lincoln centers, there were many parcels that were not fronting pedestrian streets where the development opportunity for "vehicle service and repair" would be less limited; and (3) the Stadium center was in close proximity to historic districts, where "vehicle service and repair" uses would not be as compatible. Mr. Wung added that the CUP process would help address certain impacts and community concerns at the project level and that parcels fronting pedestrian streets would encourage mixed-use development.

Mr. Wung indicated that, in response to the suggestion from the Commission in December 2017, staff had also conducted a limited-scope benchmarking research for other jurisdictions' land use regulations in terms of the definitions for "car washes" and/or "vehicle service and repair" and any associated special requirements. The research suggested that there were no compelling reasons for Tacoma to separate the definition of "car washes" from the category of "vehicle service and repair" and that CUPs, special requirements or supplemental development standards were commonly applied to diminish potential impacts of car washing facility projects.

Mr. Wung concluded that the "Project Proposal" as presented by staff was to amend TMC 13.06.300.D.3 (Use Table for Mixed-use Districts) to allow "vehicle service and repair" in NCX districts, with a CUP, but

prohibited along frontage of designated core pedestrian streets. With this proposal, Brown Bear could proceed with their project on the subject site, but would need to incorporate other development fronting 6<sup>th</sup> Avenue. He suggested that the Commission authorize the release of the proposal along with other applications in the 2018 Annual Amendment package for public review, in preparation for the public hearing on the amendment package tentatively scheduled for early April 2018. Chair Wamback expressed the concern that the original request of the applicant represented a “spot zoning” that was not consistent with the Comprehensive Plan and should have been rejected at the assessment stage. However, he would not object to moving forwarding the proposal for public review purposes. Vice-Chair Petersen made a motion to that effect, Commissioner Santhuff seconded, and the motion passed unanimously.

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

Brian Boudet, Planning Division Manager, provided the following reports:

- The City Council adopted Resolution No. 39886 in December 2017, requesting the Planning Commission to consider modifications to the residential infill pilot program to increase its effectiveness. This item would come before the Commission later this year.
- In response to the City Manager’s request for all citizens’ Committees, Boards and Commissions (CBCs) to provide a briefing of their operation status and work program to their corresponding City Council standing committees, the Planning Commission would meet with the Infrastructure, Planning and Sustainability Committee (IPS) on January 24<sup>th</sup>, with Chair Wamback presenting along with staff.
- On January 24<sup>th</sup>, the IPS would also review the Tacoma Mall Neighborhood Subarea Plan, as recommended by the Planning Commission in September 2017.
- The 2018 Annual Amendment Open House held by planning staff on January 10<sup>th</sup> was well attended, with citizens showing strong interests in growth and development issues around the city. Among the popular topics of the 2018 Amendment package at the open house were the Open Space Corridor Project, Height Measurement in View Sensitive Overlay Districts, and South 80<sup>th</sup> Street Rezone.
- Staff’s on-going outreach recently included a meeting with the North End Neighborhood Council last week, focusing on urban design and proactive rezone issues, and a meeting with the South Tacoma Neighborhood Council tonight (January 17<sup>th</sup>), focusing on the South 80<sup>th</sup> Street Rezone issue.

Chair Wamback acknowledged that city staff was currently organizing a joint meeting among chairs, co-chairs, vice-chairs, and primary supporting staff of the Planning, Transportation, and Sustainable Tacoma commissions; he was looking forward to the meeting. Chair Wamback also disclosed that he had met with the chair of the Transportation Commission recently and talked about the Transit Oriented Development (TOD) regulations in general; he anticipated that the Commissions might submit a citizen-initiated application for proposed changes to TOD regulations in 2019 for the 2020 Annual Amendment.

## **F. ADJOURNMENT**

The meeting adjourned at 8:15 p.m.





**To:** Planning Commission  
**From:** Lauren Flemister, Senior Planner  
**Subject:** **Commercial VSD Height Measurement**  
**Meeting Date:** February 7, 2018  
**Memo Date:** January 31, 2018

**Action Requested:**

Review Options Analysis and Authorize for Public Review.

**Discussion:**

At the next meeting on February 7, 2018, the Planning Commission will review options regarding the building height measurement methodology for C-2 Commercial zoning districts with a View Sensitive District Overlay (VSD). Staff and consultant will provide additional context about the history of the VSD and present analysis on the three C-2/VSD areas in the City. (See Attachments 1 and 2)

**Project Summary:**

This project is a private application for the 2018 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code. The request is to review and amend regulatory code for height measurement methodology to be applied in the C-2 with the VSD overlay. (See Attachment 3)

**Prior Actions:**

The Commission conducted an assessment on May 3, 2017, and concurred with staff's recommendation to accept the application and move it forward for technical analysis. At the meeting on June 7, 2017, the Commission decided to modify the scope to apply to all C-2 areas within the VSD overlay district. The Commission further reviewed the scope of work on January 3, 2018 and requested additional information on the history of the VSD and potentially impacted properties.

**Staff Contact:**

Lauren Flemister, Senior Planner, 253-591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

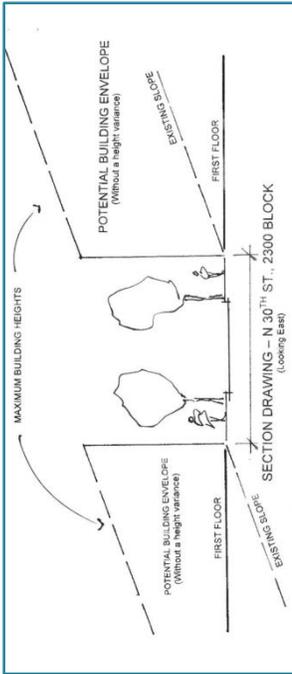
**Attachments:**

1. Staff Analysis Report
2. Consultant Report – C2-VSD Building Height Analysis
3. Application

c: Peter Huffman, Director



# Commercial View Sensitive District (VSD) Height Measurement Staff Analysis Report



The project is for a regulatory code text change to amend language describing and determining how building height is measured in all C-2 (Commercial) zoning districts in the VSD (view sensitive district) overlay district. Currently, the VSD height measurement methodology in the land use code is used to determine building height, whereas, the City's Building Code utilizes a different methodology for measuring height.

The amendment should help create more parity amongst parcels in C-2 VSD (amongst upslope and downslope parcels), as well as create consistency in code on building height measurement.

## Project Summary

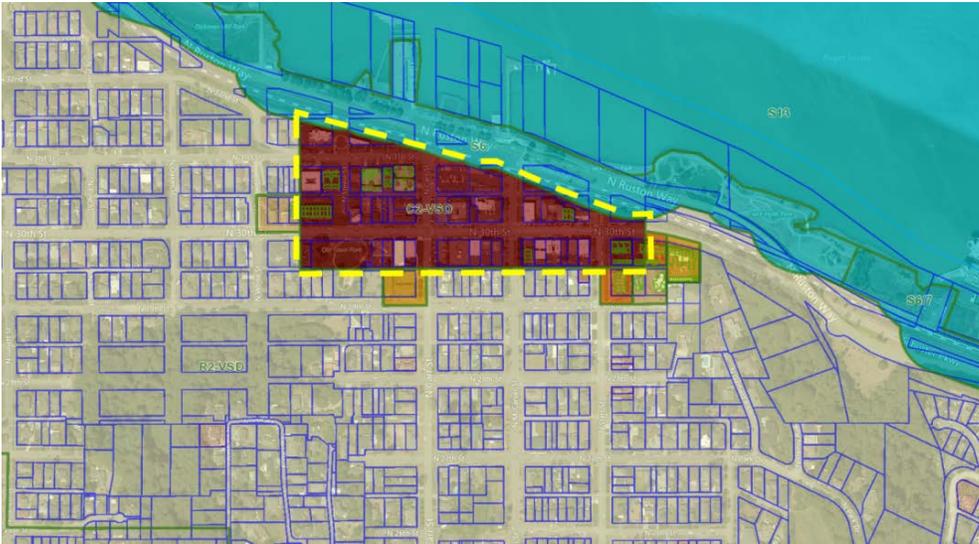
<b>Project Title:</b>	Commercial View Sensitive District Height Measurement
<b>Applicant:</b>	Kenneth Thiem
<b>Location and Size of Area:</b>	Various. Old Town, N. Proctor and N 34 <sup>th</sup> , Titlow Park Areas
<b>Current Land Use and Zoning:</b>	C-2 Commercial, with VSD View Sensitive District Overlay
<b>Neighborhood Council Area:</b>	North End, West End
<b>Staff Contact:</b>	Lauren Flemister, <a href="mailto:lflemister@cityoftacoma.org">lflemister@cityoftacoma.org</a> , 253-591-5660
<b>Staff Recommendation:</b>	Staff recommends the Planning Commission review Options A, B and C as discussed in this report and consider releasing some or all for public review
<b>Project Application:</b>	The applicant and owner of a property on N. 30th Street points out that Old Town's topography consistently slopes up from the south side of N. 30th Street and down from the north side and the disparity gives development/design advantages to property owners on the south side. The applicant suggests using the site's average grade along the primary street frontage, as opposed to existing grade at the proposed building corners.
<b>Additional Notes:</b>	View sensitive districts are typically in areas that have views that place a limit on overall building height.

**Planning and Development Services**  
 City of Tacoma, Washington  
 Peter Huffman, Director



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<http://www.cityoftacoma.org/planning>

# 1. Area of Applicability



Left: Old Town Commercial District (N. 30<sup>th</sup> between N. White and just past N. Starr)



Left: West Side of N. Proctor and N. 34<sup>th</sup> Street Commercial Area



Left: Titlow Park Commercial Area

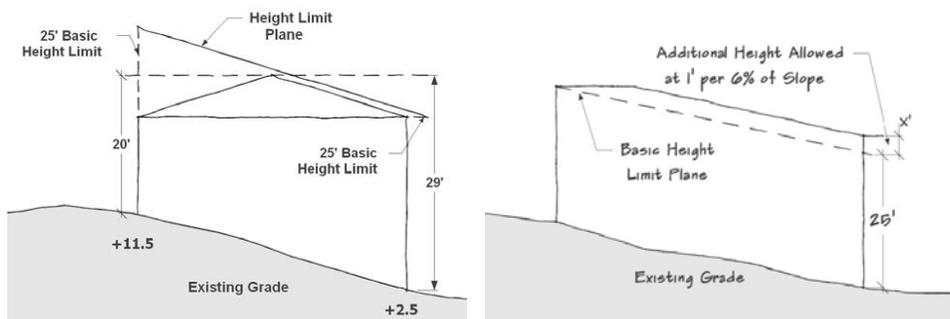
## 2. Background

### Differences between VSD Building Height and Building Code Building Height Measurement

C-2 VSD parcels currently use the VSD building height measurement to determine the height limit plane for building on a site. The rules associated with determining building height using the VSD building height standards are more stringent than those used with the building code method. In part, this is because the VSD building height method's primary purpose is to protect views. The application of view protection standards is most directly applicable in areas where slopes exist; in this specific case, the area of applicability most affected is in Old Town.

The key elements of the VSD building height standards are:

- Use of existing grade for spot elevations determining the grade plane
- Use of overall maximum height limit/envelope/plane that building cannot exceed (25 feet)
- Bonus height for steeply sloped sites (additional 1' of height per 6% of slope on the downhill side)

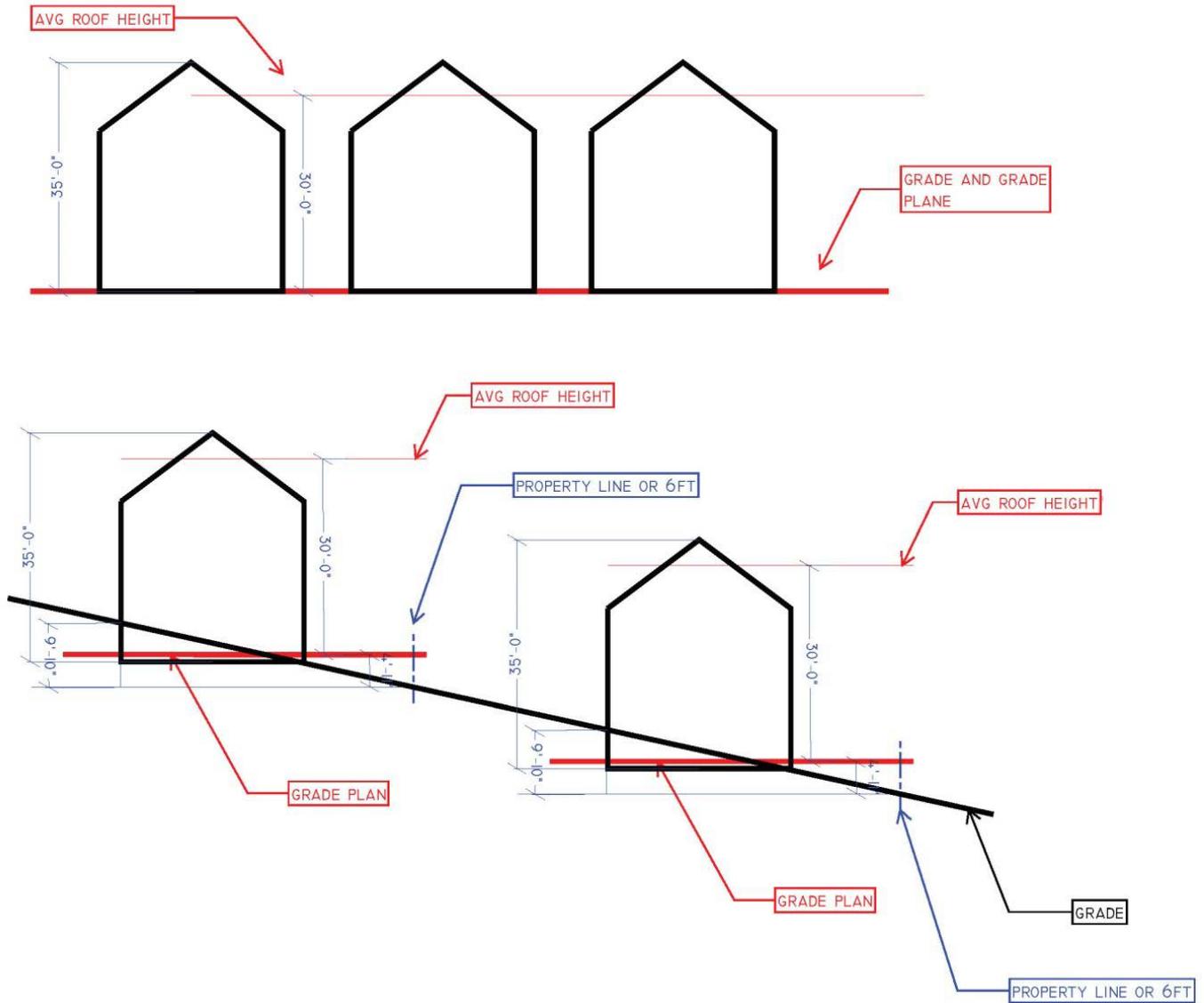


The key elements of building code building height measurement are:

- Use of proposed finish grade for spot elevations determining height
- Height limit is measured to the average roof height (from the highest eave to the highest point on a roof, which can be flat, pitched, or other shapes); maximum height varies based on roof pitch and zoning designation
- No bonus height

### **View Sensitive Overlay**

**District.** This overlay district is intended to control building height in areas with desirable views. Buildings in this district may not exceed a height of 25 feet. The View Sensitive Overlay District is a common overlay in the R-1 District, but may also be found with the R-2 District and a few C-2 District areas located closer to the marine shoreline.

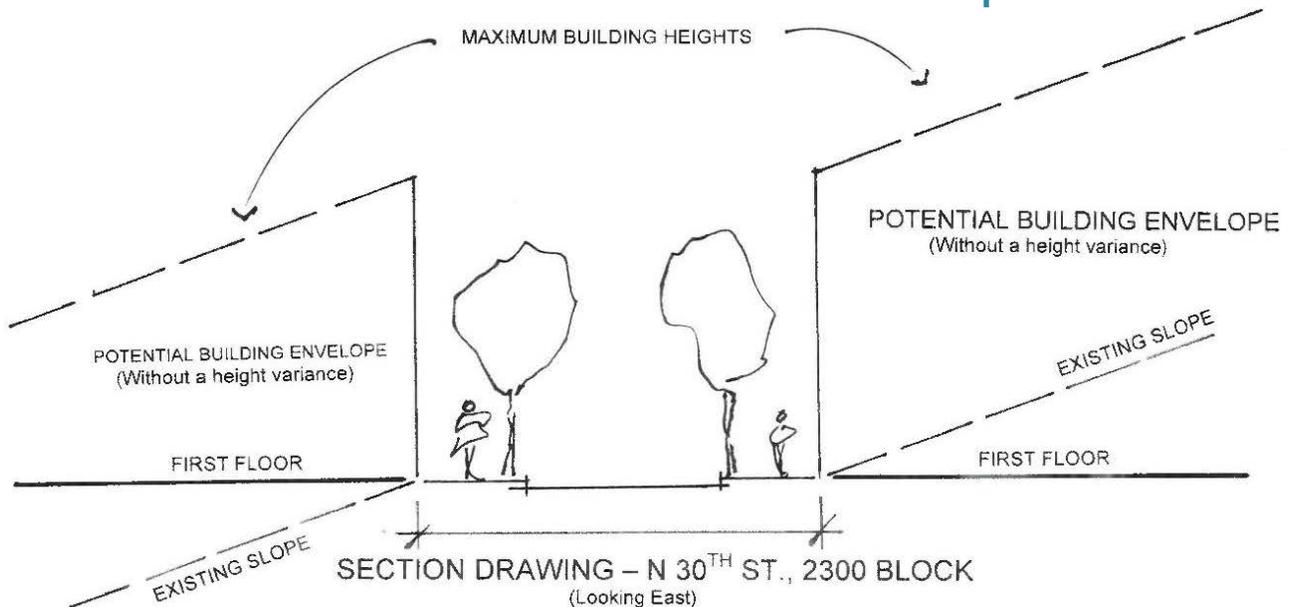


	a. Measuring Elevation at Grade	b. Height Limit	c. Bonus for Slope
<b>C-2 VSD</b>	Existing grade	Maximum overall height of 25 feet (measured to top of peak/roof)	1 foot for every 6% of slope
<b>Building Code</b>	Finish grade	Based on zoning designation and to average roof height, which is 25 feet in C-2 VSD (measured to average roof height)	No bonus

## Application of VSD Building Height Measurement in C-2 VSD

Using the VSD building height measurement, which calls for measuring from existing grade at four corners of the site and an overall maximum height, limits the potential building envelope; however, this is done with the intention of protecting views. On a site with a moderately steep slope to an extremely steep slope, it creates a condition where an access at back of the building (off the primary entrance and in the case of N. 30<sup>th</sup>, off the primary commercial corridor) or a large basement must be part of the building design to achieve a similar achieved square footage as the building up-slope. Following current methodology, it is difficult to achieve more than one-story on the downslope, while it is fairly straightforward to achieve two stories on the up-slope with some site excavation. However, a parcel on the downslope can be excavated to build an underground level or two stories can be achieved from the back- or alley-side.

The orientation of both buildings onto the main commercial corridor creates a potentially significant up-slope and down-slope disparity. The VSD height measurement does not treat parcels similarly unless it is a down-slope to down-slope or up-slope to up-slope condition. Opposing orientations (as opposed to front doors always at the same orientation direction) creates the significant difference in potential building envelopes, as shown in the image below.



## Application of Applicant Proposed Height Measurement in C-2 VSD

The applicant proposes measuring from only the primary frontage instead of using four or more points to create the grade plane. However, as mentioned, the intent of the VSD height measurement is to protect views. The application of both the VSD and building code height measurements provide for buildings to be the same absolute height in similar conditions in most cases, but maintaining a relative difference between up- and down-slope sites, so as to keep views unblocked. If the same relative height was achievable from a height measurement methodology, views would be blocked from many important vantage points; in some cases, it would give the appearance of looking at a solid wall.

### 3. Policy Framework

One Tacoma Comprehensive Plan – Urban Form Chapter

One Tacoma Comprehensive Plan – Policies DD-7.6, H-5.10, H1.7, H5.10

### 4. Objectives

*Does the rezone address inconsistencies or errors in the Comprehensive Plan or development regulations?*

The amended scope seeks to address how height is measured in the view sensitive district. While not an error or inconsistency, the goal is to make the method easier to use and more predictable and even in its application.

*Does the rezone respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services?*

Not applicable.

*Does the rezone maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern?*

Not applicable.

*Does the rezone enhance the quality of the neighborhood?*

Not applicable.



#### **Scenic Resources:**

Tacoma's signature views of Mount Rainier, the Olympic Mountains, Commencement Bay and the Tacoma Narrows and other bridges, gulches, streams, and forested slopes, is important to the City's identity. They strengthen connections to the regional landscape. The policies of the Comprehensive Plan encourage the recognition, enhancement, and protection of public views and significant scenic resources.

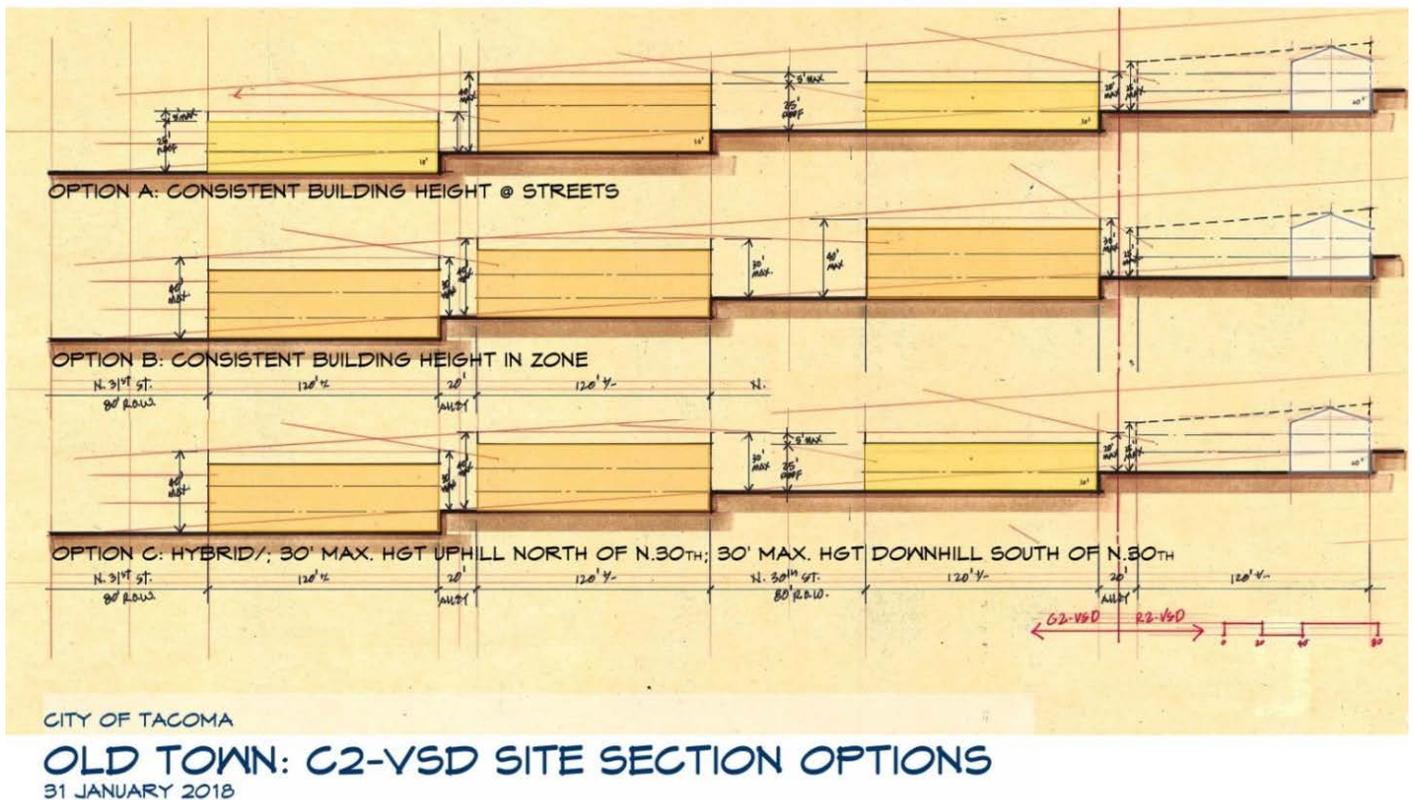
## 5. Options Analysis

In review of the application, staff has developed three options for the Commission to consider.

Option A: 25-feet to roof structure/30-feet maximum to parapet for the street measurement (N. 30th and N. 31st) resulting in a 35-feet to roof structure, 40-feet maximum to parapet for the downhill measurement North of N. 30th and approximately 15-feet to roof structure/20-feet to parapet for the uphill alley measurements (adjoin the R2-VSD and the alley between N. 30th and N. 31st).

Option B: 25-feet to roof structure/30-feet maximum to parapet for the uphill measurement, 35-feet to roof structure, 40-feet maximum to parapet for the downhill measurement.

Option C (Hybrid of A + B): Option B for the properties North of N. 30th in Old Town and the N. 34th/Proctor C2-VSD; and Option A for the properties South of N. 30th in Old Town and the Titlow C2-VSD.



The variables in each of the options are height parity at the commercial street frontage, building height abutting residential uses, and consistent building height throughout the zone. Each option values the combination of these variables differently.

## 6. Impacts Assessment

No impact to view based on based on comparison to existing building height allowance.

## 7. Outreach Summary

Week of December 24, 2018 – Reach out to affected business district associations and Neighborhood Councils

January 8, 2018 – Presentation at North Tacoma Neighborhood Council

January 10, 2018 – Meeting with Old Town Business District

January 10, 2018 – Annual Amendment Open House

February 14, 2018 – Follow-up meeting with Old Town Business District

## 8. Supplemental Information

Please refer to the Application to Amend Land Use Regulatory Code requesting a change in building height measurement in C-2 VSD zoning district. The application is available at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning).

# MEMORANDUM

To: Lauren Flemister – Senior Planner, City of Tacoma  
From: David Boe – BOE architects, pllc  
cc: Stephen Atkinson – Senior Planner, City of Tacoma  
Rebecca Olsen – BOE architects, pllc  
Date: 31 January 2018.

**RE: C2-VSD Building Height Analysis  
Comprehensive Plan Amendment 2017-2018**

In our review of the General Commercial Community District Zoning (C2) Building Height restrictions for properties located within a View Sensitive Overlay District (VSD), it was important to review what the VSD is, and possibly more importantly, what the VSD is not.

What the View Sensitive District is.

The Tacoma Municipal Code (TMC) defines the VSD as:

*13.06.555 View-Sensitive Overlay District. A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 25 feet, except as provided in Sections 13.06.602, 13.06.640 and 13.06.645.B.3.*

*This section shall not apply to any building, structure, or portion thereof within any development or subdivision which is greater than 30 acres in size and which has an approved site plan or residential plat; provided, such site plans must have established the height or elevation of buildings, and such residential plats must have active architectural control committees, of which a resident or property owner of the plat shall be a member, and recorded covenants which give consideration to protection of views, and the architectural control committee must have reviewed and approved the plans of the building or structures before submittal to the City.*

As you may note, there is no mention of 'view' or 'view protection' in the VSD definition. This definition is narrowly written about the limitation, with exceptions, to the building height of a structure.

The exceptions to this regulation, as noted in the definition, relate to allowed increases in building height relative specific building elements, a conditional use permit, and the variance process (elaboration on specific building element exception will be discussed further).

What the View Sensitive District is not.

The VSD is not a view protection ordinance. Property owners within the VSD do not have any property rights for protection of their view or views (although this is a common misconception of the purpose of the VSD and unfortunately current City of Tacoma assistance manuals imply such a view protection exists). By City Ordinance, there is only one 'protected view' in the City of Tacoma and that is the public view of Mount Rainier through the arch of the Murray Morgan Bridge from Fireman's Park.

Jurisdictions that do have ordinances relating to view protection have multiple regulations that combine to maintain views (and these are typically related directly to Shoreline Master Programs). While these regulations may include building height limitations, view protection is maintained through increased yard setbacks along with strict limitations on the type and size of landscaping material to be located within these increased setbacks (as it is the openings between building structures that creates view corridors – not necessarily by limiting building height). The current VSD does not include any such additional limiting development regulations.

The City of Tacoma's View Sensitive Overlay District is in actuality more of a Building Height Sensitive Overlay District.

Measurement of the Building Height within the VSD.

To determine the 3-dimensional building envelope that a new structure is to 'fit within,' the existing property topography needs to be surveyed and the four 'Base Elevation Points' confirmed (Base Elevation Points are the outermost four corners of a rectangular box that a building footprint is contained within). It is important to note that this 'existing topography' is surveyed prior to the project application and may, or may not, reflect the original topography of the site. There is also an additional height 'bonus' of 1-foot for every 5% of slope across a property – however, this is typically used on the 'downhill' side of a building – which in these commercial zones could add a maximum height of approximately 1.5-feet (so 25-feet goes to 26.5-feet).

Difference between Residential VSD and the C2-VSD Regulations.

The major differences between these two zoning classifications are related to type of uses allowed and the setbacks of new structures. The uses allowed within the C2-VSD are wide ranging and typically are not uses that can be reasonably accommodated in a converted residential structure. The C2 zone does not have any setbacks for the structure on the property – and thus 'zero lot line' building can be constructed as typical for a community business center.

Analysis of the current C2-VSD Locations

The following is an initial analysis of the three existing C2-VSD Commercial Community Districts:

1. Titlow Park Commercial Area. This is a diminutive commercial district located along the South side of 6<sup>th</sup> Avenue (across from Titlow Park) between South Seashore Drive on the West and stops just short of Circle Way to the East. The outline of the district contains portions of 5 parcels (with only two parcels entirely within the boundaries of the district).
  - a. Area: The entire district has approximately 28,300 square feet of property.
  - b. Topography: The district has the greatest change in topography elevation North to South (i.e. towards Titlow Park) at a consistent 5.6% slope with the Beach Tavern property having an isolated steeper slope due to it being constructed into a small rise (a nominal 11.3% slope across this property only). There is minimal, to no, cross slope within the district East to West (i.e. towards the Tacoma Narrows). Upland slope to the East is relatively level until reaching Titlow Road.
  - c. Redevelopment Potential: Given that all of the subject properties in the District have been developed (some relatively recently), the small amount of land available for redevelopment, and the necessity to include off-street parking requirements commensurate with new redevelopment, we believe this commercial center is unlikely to see any significant new construction within the next 10-years+.
  
2. North 34<sup>th</sup>/Proctor Commercial Area. This is a small and compact commercial district located around the intersection of North 34<sup>th</sup> and North Proctor Street and extending to the South to North 33<sup>rd</sup> Street. The outline of the district contains portions of approximately 18 parcels (with 10 parcels entirely within the boundaries of the district); however, it is only the portion of the area East of North Proctor Street that has the VSD designation (the commercial area West of North Proctor allows the underlying 35-foot building height – thus the limitation on height of the C2 properties within the VSD is directly benefiting the C2 properties in the commercial area that are not actually located within the VSD).
  - a. Area: The entire district has approximately 63,633 square feet of property (49% of which is located in the VSD).
  - b. Topography: The district has very little grade change. There is approximately a 1% slope North to South and virtually no slope West to East through the commercial area (the slope does not begin to drop until East of North Adams Street).
  - c. Redevelopment Potential: Given that all of the subject properties in the District have been developed and the necessity to include off-street parking requirements commensurate with new redevelopment, redevelopment within this commercial center will

be challenging. A quick overview of the existing properties show the only potential likely candidate within the VSD for redevelopment would be at the SE Corner of the North 34<sup>th</sup>/Proctor Intersection.

3. Old Town Commercial Area. This is a larger commercial district located along both sides of North 30<sup>th</sup> Street between White Street (+/-) to the West and Gateway Park to the East – and extending ½ block to the South (the alley between North 30<sup>th</sup> Street and North 29<sup>th</sup> Street) and extending North to the railroad right-of-way. The outline of the district contains approximately 54 parcels.
  - a. Area: The entire district has approximately 253,250 square feet of property.
  - b. Topography: The district has a constant slope in topography elevation North to South (towards Commencement Bay) of generally a 7.6% slope. There is variation of slope East to West of between 1.7% to 4.5% for the Eastern portion of the District and then approximately 12% grade from North Steele Street to the edge of the District to the West (at the toe of the North 30<sup>th</sup> Street hill). The upland contributing slope to the South is a consistent 7.5% for a great distance (up to North Tacoma Avenue).
  - c. Redevelopment Potential: This commercial area has the greatest potential of the three areas studied for new development and redevelopment. Approximately 15% of the area has property that could see new development – with the likeliest properties being the current surface parking lots located North of the Old Town Professional Center (the 3-story office building located at the center of the commercial area). Other new development would likely consist of narrow lot structures. Properties that have redevelopment potential are about 10% of the total commercial area.

#### Existing Height Barrier for Commercial Development

The existing VSD measurement for maximum building height is problematic for two main reasons (using the Old Town Commercial Area as the test district).

The first problem is that current height measurement does not equitably allow for the type of new commercial development that the Comprehensive Plan envisions for these Commercial Community Areas. The Comprehensive Plan calls for two-story development above the pedestrian street with retail spaces on a main level accessed directly from the pedestrian sidewalk (which is what you find predominately on the South Side of North 30<sup>th</sup> Street); however, because of the slope restriction for properties on the North side of N. 30<sup>th</sup> Street, it is not possible to have a second floor over a main floor that can be level with the sidewalk due to the sloping maximum roof enclosure limitations. This creates an inequality for development within the C2-VSD dependent on which side of

the street a property is located on – an inequality that is contrary to the goals of these Commercial Districts.

The second problem is that the current maximum building height within the VSD has many exceptions that allow a façade of a structure to greatly exceed the 25-foot Building Height Maximum. Building Standards (TMC Section 13.06.602.3.d) states:

*Structures, above height limits. Chimneys, tanks, towers, cupolas, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, open railings, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.*

New commercial structures will typically have a minimal slope roof that can be under the 25-foot maximum; however, there is currently no height limit for any required parapets around the perimeter of the roof, elevator over-runs, stairway enclosures, or any other roof appurtenances as long as these additional structures do not contain usable floor space. Given Building Code requirements for fall protection and Zone Code Design Guidelines requiring screening of roof-top mechanical units, a perimeter roof parapet can easily add an additional 5-feet in height. Stairway and Elevator Over-runs can exceed 10-feet in additional height. So while a 25-foot of Building Height can be constructed, the resultant façade height could be 30-feet to 40-feet without any additional public review. Add the ability to get a variance for additional building height in the Land Use Code, and there is no certainty for property owners within or upland of the C2-VSD areas.

#### Building Height Options for Consideration

Given this situation, and again using the Old Town Commercial Area as an example, there are some options for consideration (as illustrated in the attached Site Section Options):

#### Option-A

This option maintain the 25-foot Maximum Building Height along the main arterial streets but allows the downhill side to be a maximum of 35-feet outright (the typical grade change is 10-feet upland to downhill in the Old Town Commercial Area) – plus an additional maximum allowance of 5-feet for building appurtenances allowed outright. Anything over this 5-foot allowance would require a variance (with an exception for steeples). The height determination would use a single Base Point located along the edge of the public sidewalk or alley at the midpoint of the arterial frontage (to allow for the main level to be consistent with the public right-of-way).

This will result in new buildings have a maximum façade height of 30-feet along North 30<sup>th</sup> Street and North 31<sup>st</sup> Street, a maximum façade height of 40-feet on the downhill side of the property along the North side of North 30<sup>th</sup> Street (the alley between North 30<sup>th</sup> and North 31<sup>st</sup>) and a 20-foot maximum façade height for the upland side of properties along the South side of North 30<sup>th</sup> Street (the alley abutting the R2-VSD zone).

This Option will unfortunately create an inequality for the upland properties as they could only be two-story buildings while the downhill properties could be 3-story – however, the new properties along North 30<sup>th</sup> Street would all be a consistent 2-story in height and the adjoining residential properties to the South would actually have reduced visual impacts with the façade maximum of 20-feet (compared to the existing code that could allow 25-feet plus of façade height). This Option also unfortunately greatly reduces the development potential for the largest properties in this area – the surface parking lots located to the North of the 3-story Old Town Professional Building (as these properties will likely need to be 3-story in order to accommodate the existing and future parking requirements).

#### Option-B

This Option maintains the 25-foot Maximum Building Height but the height is measured from the uphill portion of all properties located within the zone. With the 5-foot maximum parapet and appurtenance allowance, this results in a 30-foot maximum façade height on the upland side (which technically can be built under the existing regulations – although 25-feet is more likely) and a 40-foot maximum façade height on the downhill site. This Option treats all properties the same within the C2-VSD.

#### Option-C

This is a hybrid of the two Options described above. This Option keeps the portion of Option-A with two-story buildings for the properties South of North 30<sup>th</sup> (where new and redevelopment possibilities are limited) combined with portion of Option-B for the properties North of North 30<sup>th</sup> (as this area has the most new and redevelopment potential and is further away from the upland R2-VSD zoning).

#### Code Language Simplification

With the measurement of the Building Height from the center of the frontage at the edge of the right-of-way and including the maximum façade height for additional roof appurtenances, developers and adjoining property owners will have certainty in the height and massing of any new proposed project (minus variances of course).

### Recommendation

Given our study of these C2-VSD areas, the visual impact difference between what can currently be permitted through the existing code (taking full use of the existing exceptions for increased façade height) and taking an approach with greater certainty as outlined above - will be negligible (regardless of the Options selected. We believe that Option-B provides for the best development consistency within all of the Commercial Community Areas studied. We also recommend the Planning Commission consider removing the VSD from the North 34<sup>th</sup>/Proctor Commercial Community Area given its location situated at the top of the hill slope relative to the adjoining R2-VSD.

Please feel free to contact me if you have any questions or require any additional clarifications. I look forward to presenting this report to the Planning Commission along with sharing some additional visual impact studies at their upcoming meeting.

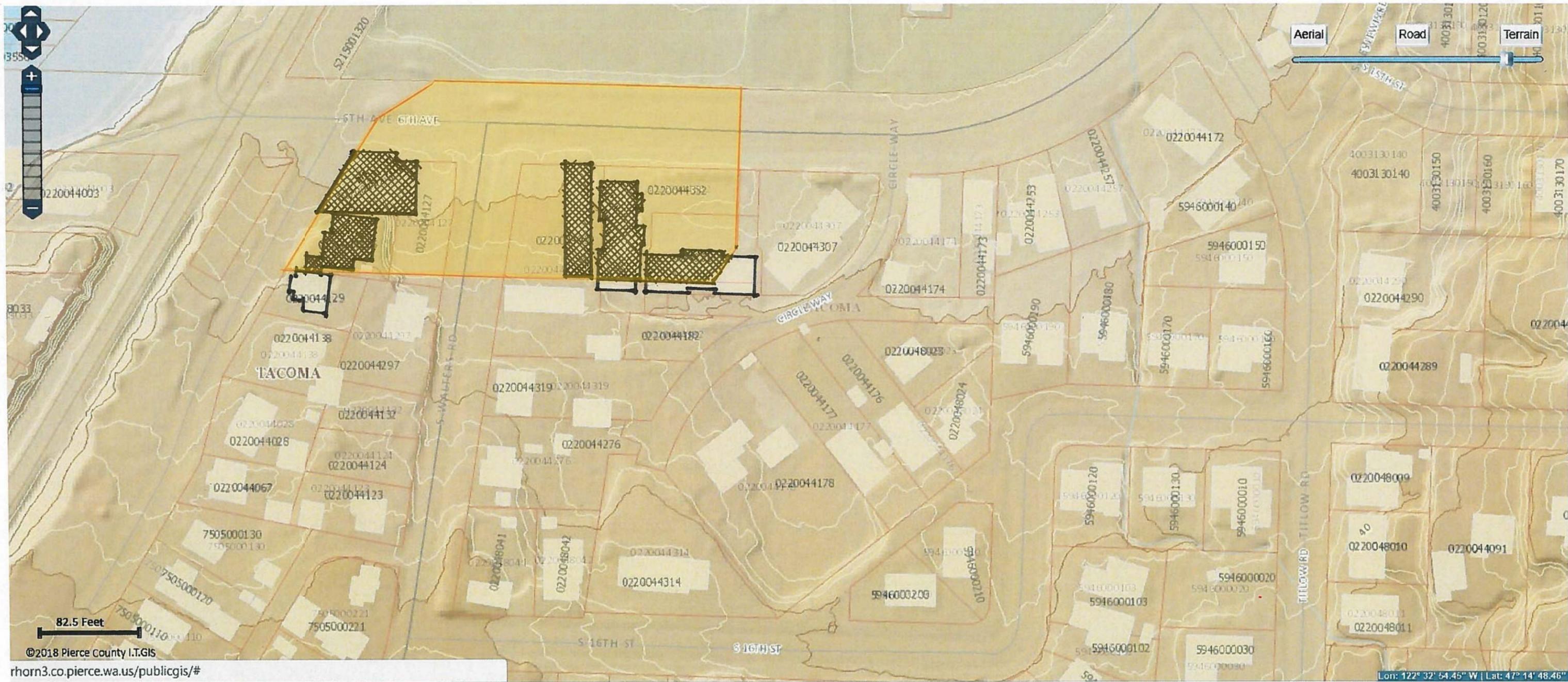
### Attachments

1. Titlow: C2-VSD Zone
2. Titlow: C2-VSD Zone/Development Potential
3. N.34<sup>th</sup>/Proctor: C2-VSD Zone
4. N.34<sup>th</sup>/Proctor: C2-VSD Zone/Development Potential
5. Old Town: C2-VSD Zone
6. Old Town: C2-VSD Zone/Development Potential
7. Old Town: C2-VSD Site Section Options



# TITLOW: C2-VSD ZONE

31 JANUARY 2018



CITY OF TACOMA

# TITLOW: C2-VSD ZONE/DEVELOPMENT POTENTIAL

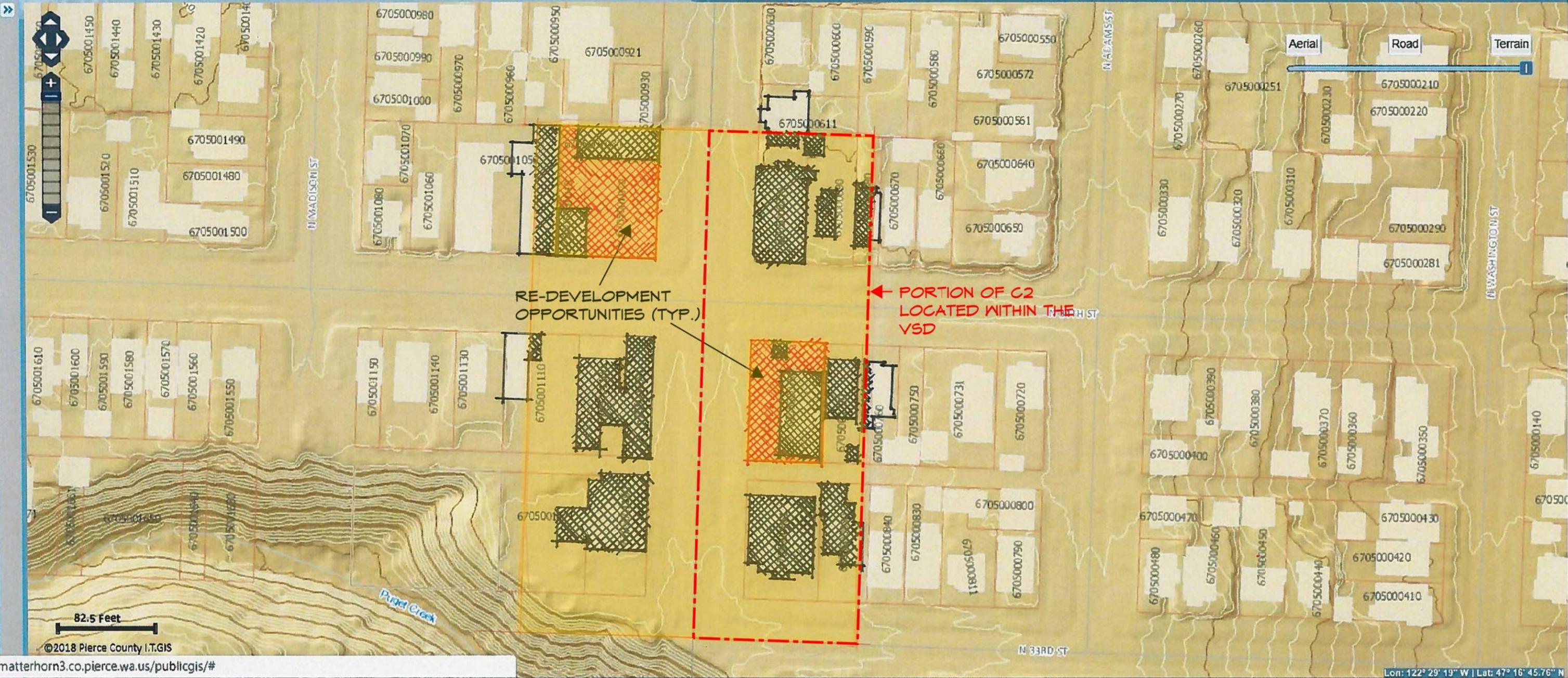
31 JANUARY 2018



CITY OF TACOMA

# N. 34th/PROCTOR: C2-VSD ZONE

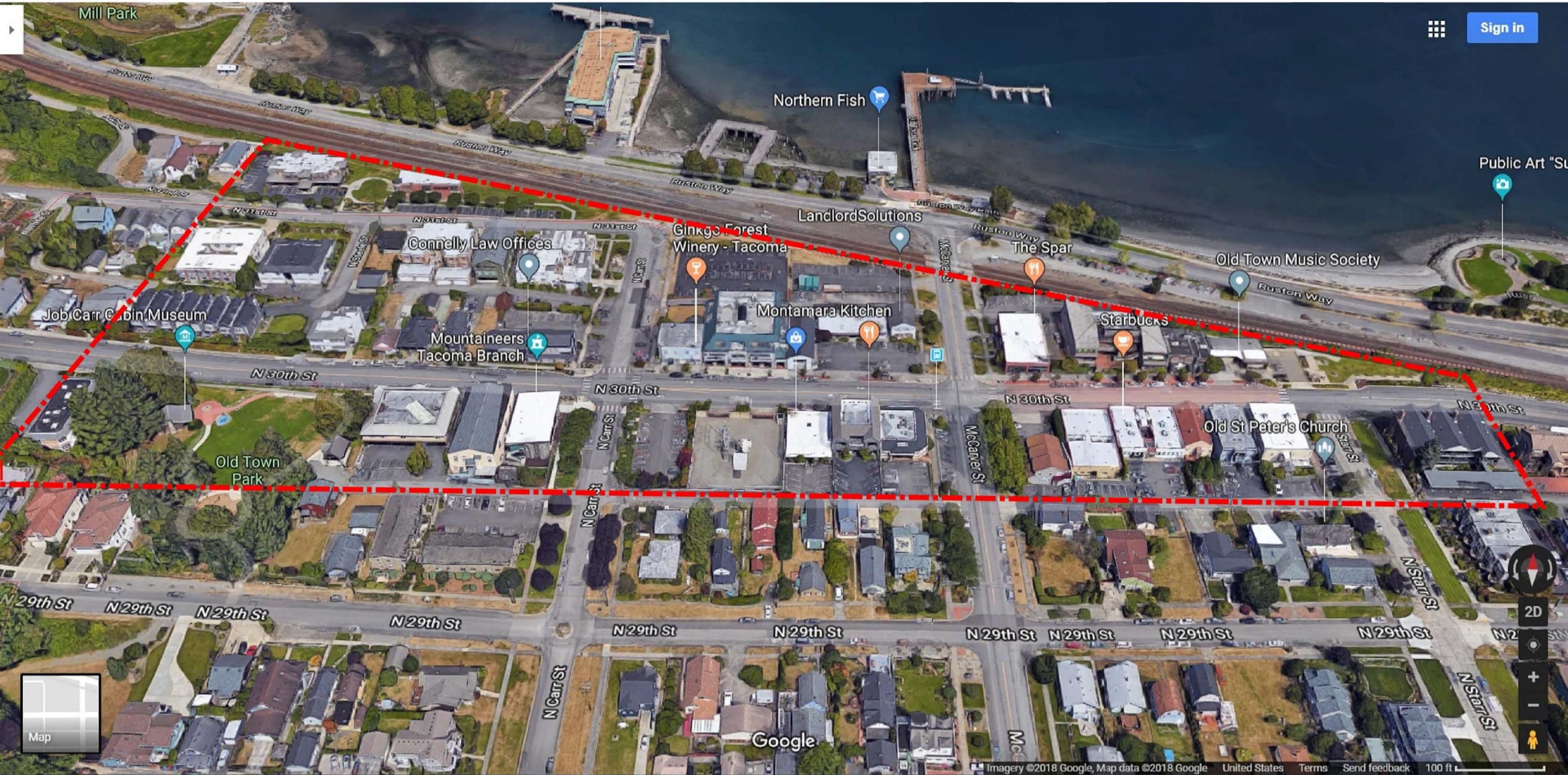
31 JANUARY 2018



CITY OF TACOMA

# N. 34th/PROCTOR: C2-VSD ZONE/DEVELOPMENT POTENTIAL

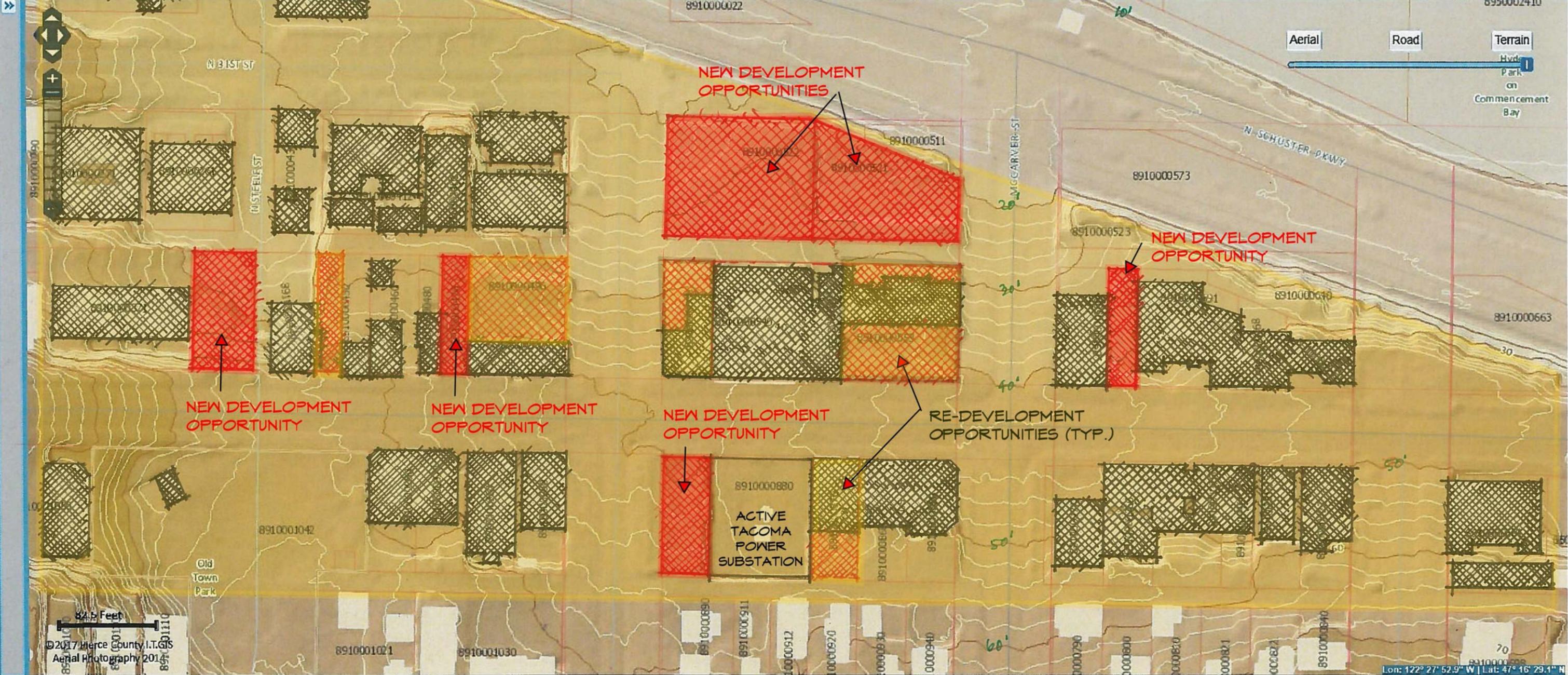
31 JANUARY 2018



CITY OF TACOMA

# OLD TOWN: C2-VSD ZONE

31 JANUARY 2018



CITY OF TACOMA

# OLD TOWN: C2-VSD ZONE/DEVELOPMENT POTENTIAL

31 JANUARY 2018

OPTION A: CONSISTENT BUILDING HEIGHT @ STREETS

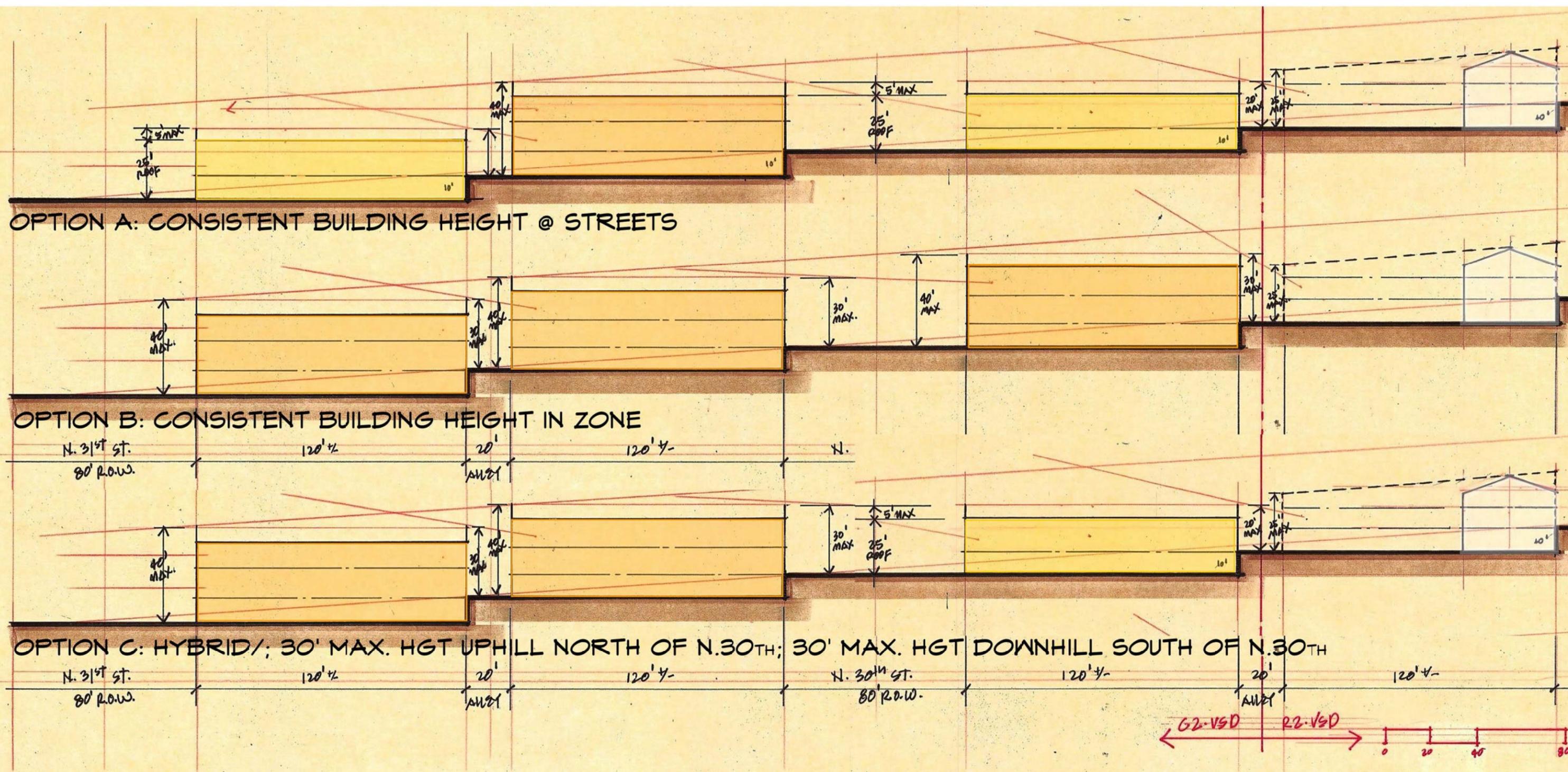
OPTION B: CONSISTENT BUILDING HEIGHT IN ZONE

OPTION C: HYBRID /; 30' MAX. HGT UPHILL NORTH OF N.30<sup>TH</sup>; 30' MAX. HGT DOWNHILL SOUTH OF N.30<sup>TH</sup>

CITY OF TACOMA

# OLD TOWN: C2-VSD SITE SECTION OPTIONS

31 JANUARY 2018





# Application

## To Amend

### The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2017-18 -

Date Received:

Year of Amendment	2017-2018	
Application Deadline	Friday, March 31, 2017, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input type="checkbox"/> Comprehensive Plan Text Change <input checked="" type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	<p>Amend how building height is measured in the Old Town commercial district (C-2; VS Overlay). In stead of measuring building height <u>from existing grade at the proposed building corners</u>, amend the language to measure building height <u>from a site's average existing grade along it's N 30<sup>th</sup> Street frontage</u>.</p> <p>Old Town's topography consistently slopes <u>up</u> from the <u>south</u> side of N 30<sup>th</sup> Street and <u>down</u> from the <u>north</u> side. This disparity gives development/design advantages to property owners on the south side, including larger building envelopes, higher ceiling heights and first and second floor footprints that match.</p> <p>(The additional 1-foot of height granted for the rear of the building (for sites sloping down from N 30<sup>th</sup> Street) is insignificant. A site with a slope of just 8% is 1-foot lower than the frontage sidewalk just 12.5-feet from it.)</p>	
Applicant	Name	Kenneth A. Thiem
	Affiliation / Title	
	Address City, State & Zip Code	6277 119 <sup>th</sup> PI SE Bellevue, WA 98006
	E-mail	Kthiem27@gmail.com
	Phone / Fax	Phone 425-442-1741                      Fax
Contact	Name	

(if not Applicant)	Affiliation / Title	
	Address City, State & Zip Code	
	E-mail	
	Phone / Fax	Phone <span style="float: right;">Fax</span>
	Relationship to Applicant	

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: *Kenneth A. Hjine* Date: *March 21, 2017*

## REQUIRED QUESTIONNAIRE

1. Describe the proposed amendment. If submitting text changes to the *One Tacoma* Comprehensive Plan or Regulatory Code, provide the existing and the proposed language. If submitting changes to the Comprehensive Plan land use designation(s) or the zoning classification(s), provide the current and the proposed land use designations and/or zoning classifications for the affected/proposed area.
2. Why is the amendment needed and being proposed?
3. Please demonstrate how the proposal is consistent with the applicable policies of the *One Tacoma* Comprehensive Plan, and consistent with the criteria for amending the Comprehensive Plan or development regulations.
4. If the proposed amendment is associated with a geographic area, please provide a more detailed description, along with maps, if applicable, of the affected area and the surrounding areas, showing all parcels (with parcel numbers), ownership of each parcel, current land uses, site characteristics, and natural features.
5. If the proposed amendment is associated with a geographic area, please describe how it is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and explain how it may further enhance the adjacent neighborhood.
6. If the proposed amendment is associated with a geographic area, please describe the applicant's interest in the affected property. Describe any plans for future activity related to or connected with this site. If you are not the owners, submit proof that the property owners have been notified and are aware of the application.
7. Describe any community outreach you have conducted (i.e., when and how you contacted affected and abutting property owners and neighbors), and any community response received to the proposed amendment. Attach any letter(s) of support or written community response, if applicable.
8. Please provide any supplemental information, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

## Required Questionnaire Responses (City of Tacoma Code Amendment)

1. The proposed amendment and described on page 7 of the application, including proposed code language;
2. The amendment is needed because the existing method for measuring building height in the Old Town Commercial District unfairly produces a smaller building envelope for properties on located on the north side of N 30<sup>th</sup> Street, and dictates the need for a Height Variance for any viable two-story commercial building. The attached Section Drawing through N 30<sup>th</sup> Street illustrates what is driving the disparity in the allowable building envelopes from one side of the street to the other;
3. The amendment proposal is consistent with the following policies of the *One Tacoma Comprehensive plan*:

**Policy DD-7.6** Encourage new development to optimize the range of benefits from solar and renewable resources, tree canopy, green roofs, and building design;

**Policy H-3.3** Promote transit supportive densities along designated corridors that connect centers, including duplex, triplex, cottage housing, and townhouses;

**Policy H-5.10** Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources;

**GOAL UF-9** Promote future residential and employment growth in coordination with transit infrastructure and service investments;

**Policy H-1.7** Consider land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and tax incentives) in appropriate locations to facilitate the development of new housing units;

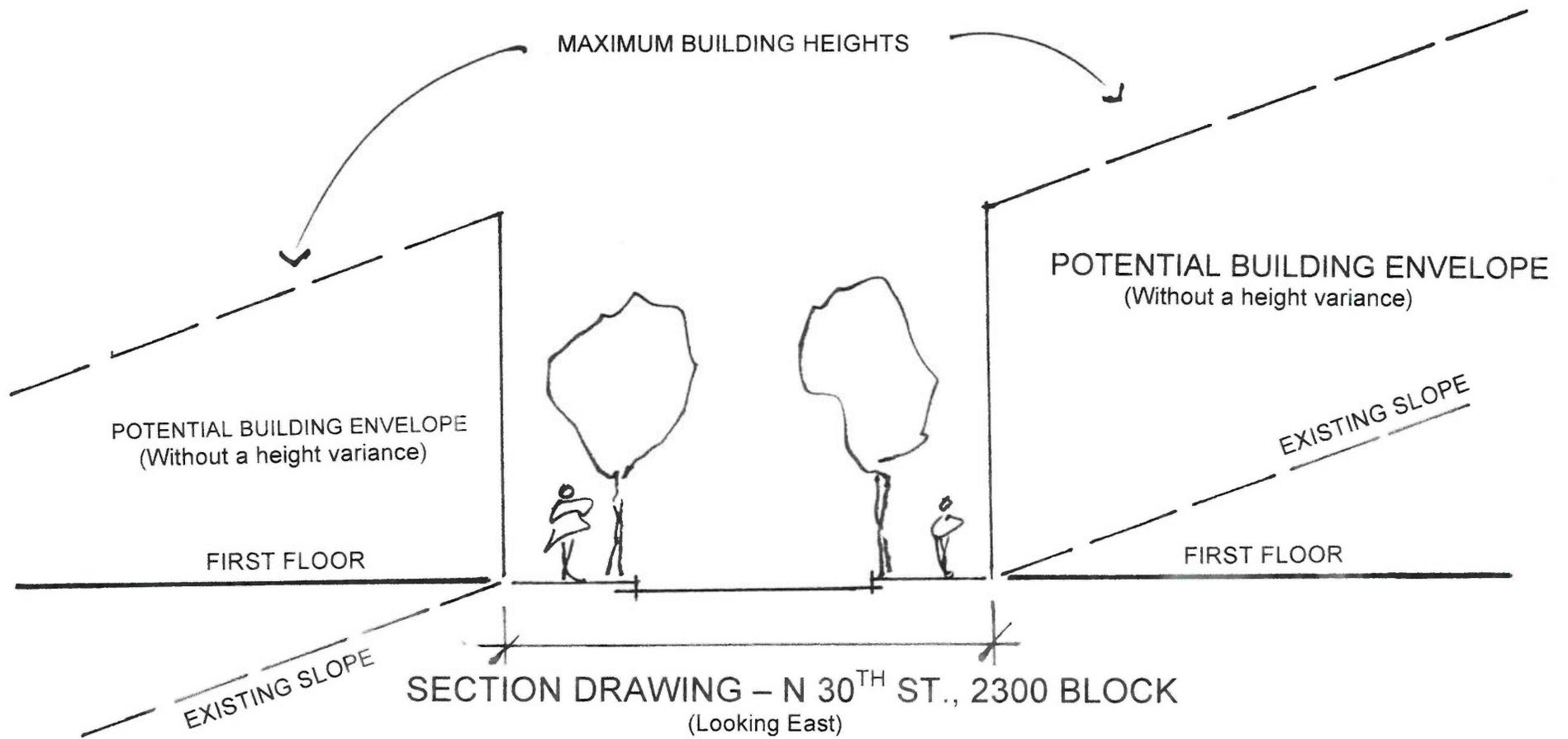
**Policy H-5.10** Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources;

**General Commercial (includes C-2 zone)** This designation encompasses areas for medium to high intensity commercial uses which serve a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, open with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

*Target Development Density: 45–75 dwelling units/net acre.*

- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.

4. The proposal would affect the commercial building on the north and south sides of N 30<sup>th</sup> Street. This commercial area has a mix of uses including restaurant retail, service, business and professional office uses. Access to the "Front Door" (or main entrance) for all these is from N 30<sup>th</sup> Street.
5. The proposal is compatible with existing and planned uses. Old Town was approximately 90% developed when the View Sensitive Overlay was passed. Most of the buildings are two stories in height, and several are 45-feet in height, (measured from the public sidewalk on N 30<sup>th</sup> Street). Floor-to-ceiling heights in these existing buildings are gracious, what you would expect to see in small-footprint commercial uses. The C-2 zoning designation and supporting policies clearly support two story, viable multi-use structures, which may be done successfully without a height variance on the south side of N 30<sup>th</sup> Street. But may not be done on the north side of the street, even with a "minor" variance. This regulated imbalance in development potential from one side of the street to the other is a result of commercial building.
6. I've owned a small commercial lot on the north side of N 30<sup>th</sup> Street for years. The site slopes down from the public sidewalk at 8-percent. For every 12.5-feet of distance from the sidewalk existing grade drops a foot. You get the picture. In the early 90s I applied for a pseudo variance. Denied. Attached to this application are preliminary drawings for a mixed-use project that includes a small food-related use next to the street, a professional office behind it and a single residence above. The proposed height is 25-feet at the public sidewalk. The elevation and perspective drawings include a yellow line delineating the maximum allowable height. Even with a site that slopes at the same gradient as the frontage sidewalk, I can't get a second level without a variance. If the same site were located on the other side of the street I would be treated differently under the City's code. If it made sense to locate this project's front door off of N 31<sup>st</sup> Street, it would not be an issue. However, it should be clear to everyone that the front door for all commercial uses should face N 30<sup>th</sup> Street, regardless of which side of the street the building is locate
7. Community outreach has been limited to brief conversations. I have no letters of support or oppose the requested code change.
8. The supplemental information is included in this packet. The underlying question: Was it the City's intent to permit outright, in the Old Town commercial district, two-story buildings on the south side of N 30<sup>th</sup> Street and one-story buildings on the north side of N 30<sup>th</sup> street?



This drawing illustrates how the existing requirement for measuring building height in the Old Town commercial district unfairly reduces the allowable building envelope on the north side of the street, and mandates the need for a height variance for any two-story on that side. This wouldn't be an issue if N 31<sup>st</sup> street could function as the Front Door. It cannot, as the properties across the alley are residential. The front door for all commercial uses in this district is N 30<sup>th</sup> Street.

It should also be noted that using the same height calculation for measuring commercial and residential building heights does not take into consideration the inherent dimensional differences between these uses. Commercial uses tend to need more ceiling height to accommodate mechanical equipment and to make the building occupants/customers feel comfortable. This fact has been noted in height variance approvals for development on the south side of this street.

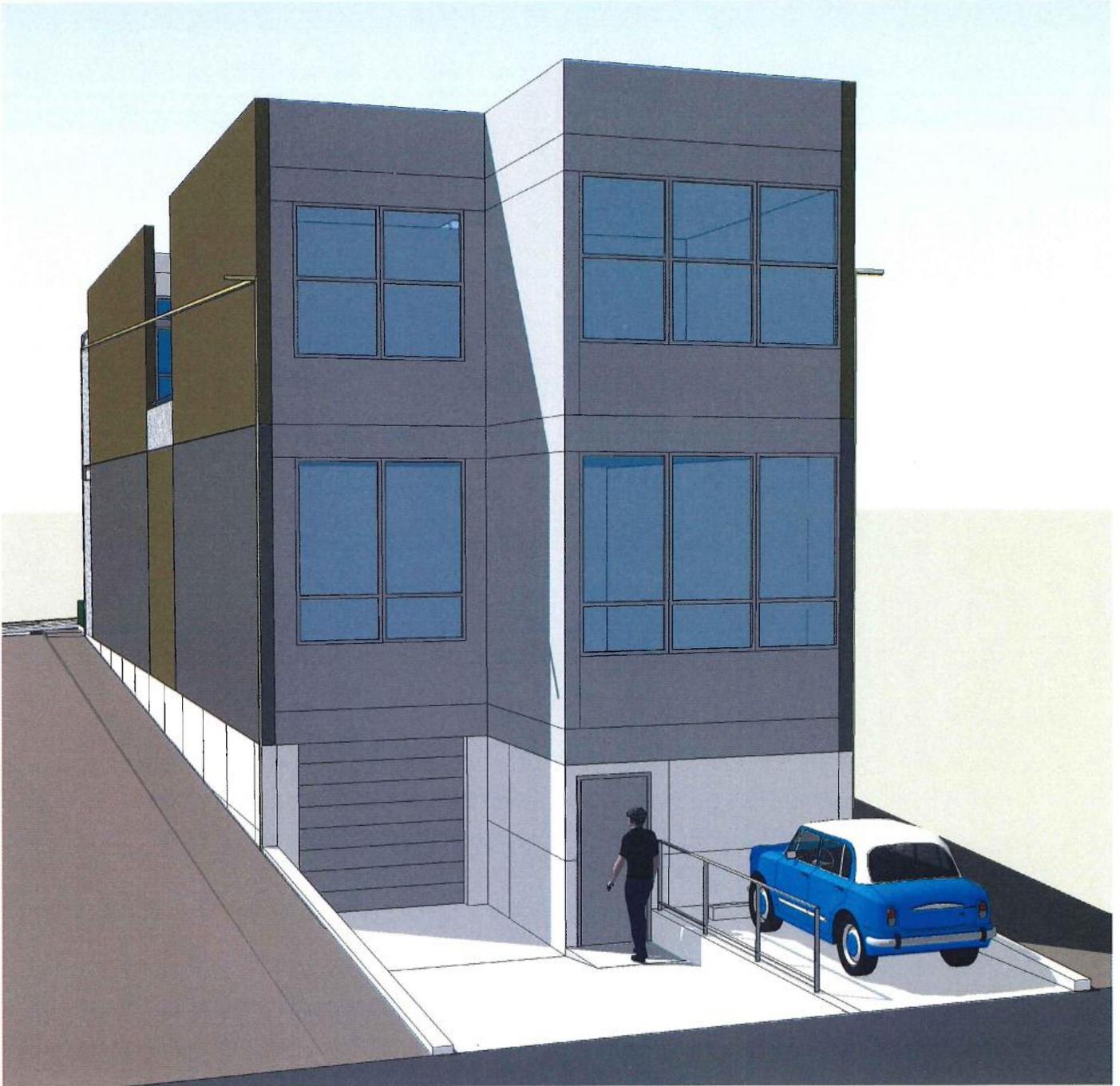


## OLD TOWN DELI - PRELIMINARY FRONT PERSPECTIVE

Address: 2309 N 30<sup>th</sup> Street, Tacoma, WA  
Parcel: 8910000470  
Owner: Ken Thiem 425.442.1741  
Date: May 9, 2014

**CLINKSTON**  
ARCHITECTS

104 West Kinneer Place  
Seattle, WA 98119  
206.286.2000

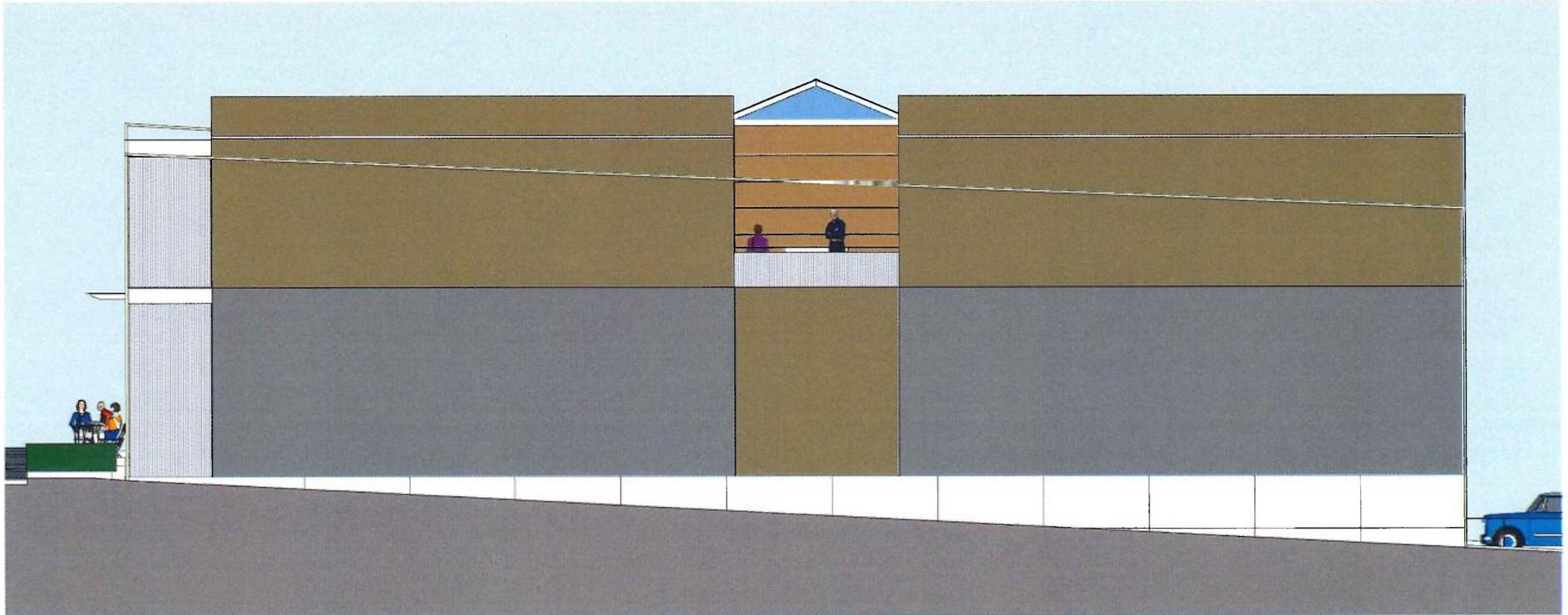


## OLD TOWN DELI - PRELIMINARY REAR PERSPECTIVE

Address: 2309 N 30<sup>th</sup> Street, Tacoma, WA  
Parcel: 8910000470  
Owner: Ken Thiem 425.442.1741  
Date: May 9, 2014

**CLINKSTON**  
ARCHITECTS

104 West Kinnear Place  
Seattle, WA 98119  
206.286.2000

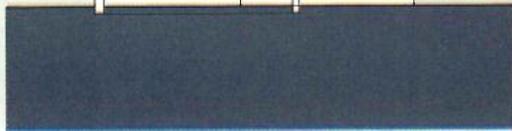
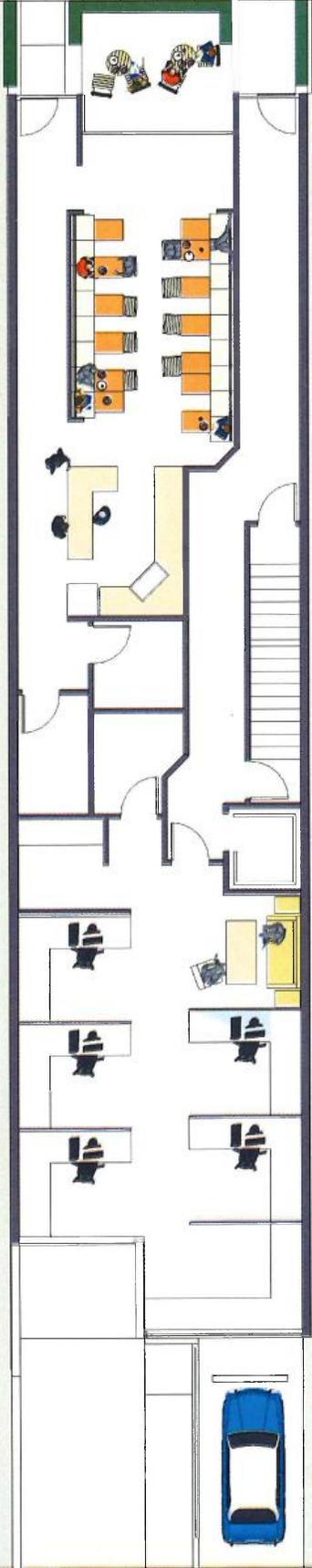
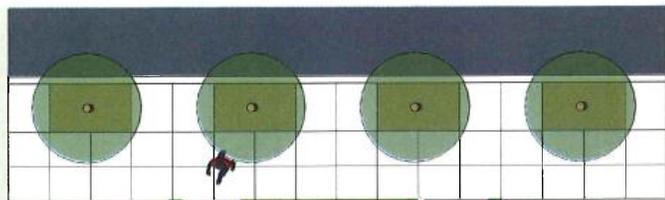


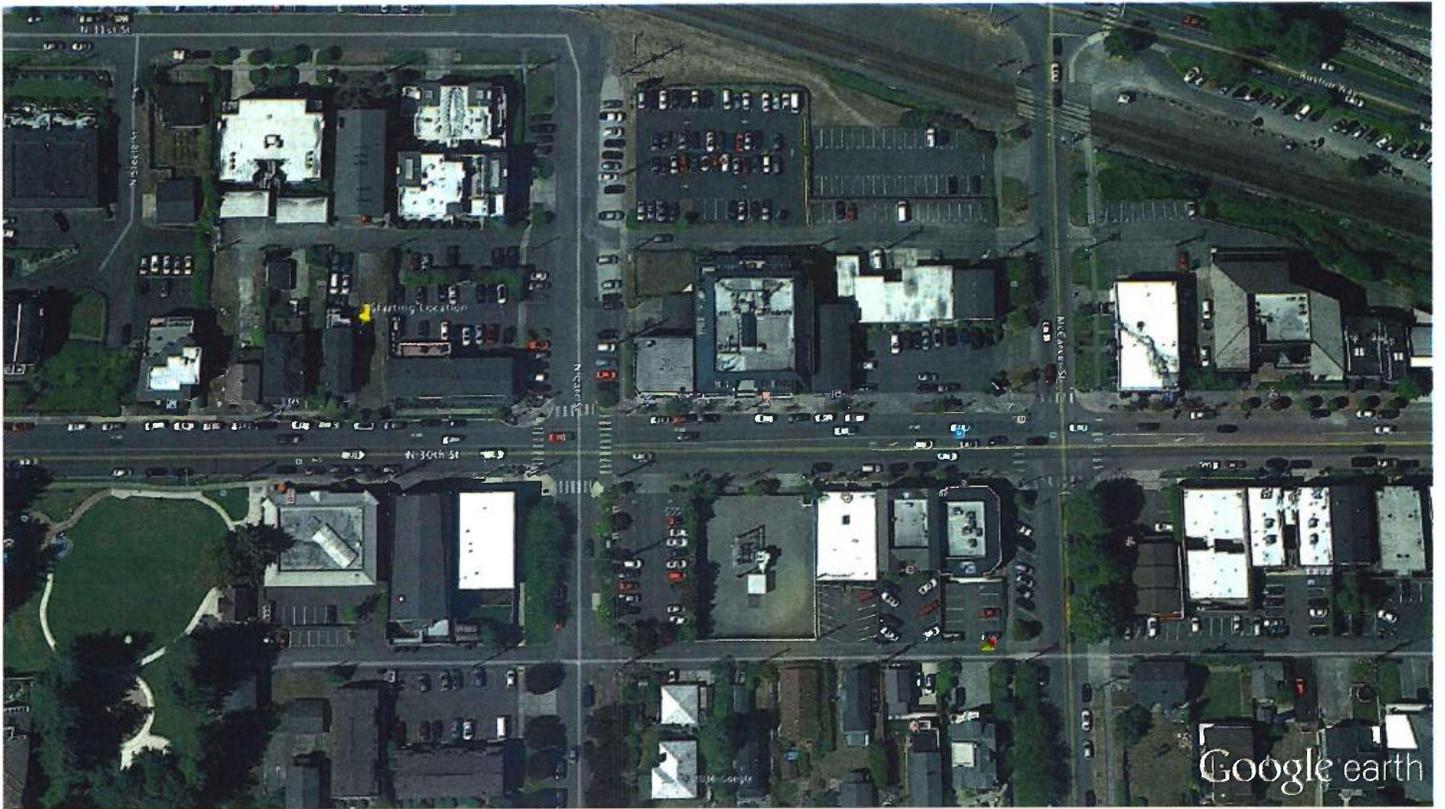
### OLD TOWN DELI – PRELIMINARY EAST ELEVATION

Address: 2309 N 30<sup>th</sup> Street, Tacoma, WA  
Parcel: 8910000470  
Owner: Ken Thiem 425.442.1741  
Date: May 9, 2014

CLINKSTON  
ARCHITECTS

104 West Kinnear Place  
Seattle, WA 98119  
206.286.2000





Google earth

feet  
meters







**To:** Planning Commission  
**From:** Stephen Atkinson, Planning Services Division  
**Subject:** **Outdoor Tire Storage – 2018 Amendments**  
**Meeting Date:** February 7, 2018  
**Memo Date:** January 31, 2018

**Action Requested:**

Review Staff Report and Authorize for Public Review.

**Discussion:**

At the next meeting on February 7, 2018, staff will present a proposed amendment to TMC 13.06.510.E and request that the Commission authorize the Staff Report and Exhibit for public review (See Attachment 1).

**Project Summary:**

The following changes are proposed to TMC 13.05.510.E, vehicle service and repair:

- Prohibit outdoor storage for vehicle service and repair uses in the UCX District, where currently allowed.
- In the C-2 General Commercial District:
  - Vehicles awaiting repair, junk vehicles and auto parts must be fully screened from public view.
  - Limit outdoor storage along designated pedestrian streets.
- In the M-1 and M-2 Districts: Require screening and site perimeter landscaping for outdoor storage in industrial zoning districts located on pedestrian streets or abutting residential zoning districts.

**Prior Actions:**

This amendment was initiated as a private application to allow outdoor tire storage in C-2 General Commercial Zoning Districts. The current standards prohibit outdoor storage of tires in this district. A number of existing used tire dealers currently store tires outdoors rather than in a fully enclosed building as the code currently requires.

At the meeting on May 3, 2017, the Commission reviewed the Assessment Report. The Commission approved the inclusion of the application within the 2018 Amendment work plan on June 7, 2017.

**Staff Contact:**

John Harrington, Principal Planner, 253-279-8950, [jharrington@cityoftacoma.org](mailto:jharrington@cityoftacoma.org)

**Attachment:**

1. Staff Analysis Report

c. Peter Huffman, Director





# Outdoor Tire Storage

## Staff Analysis Report

*(Prepare for Planning Commission's Review on February 7, 2018)*

This amendment was initiated as a private application to allow outdoor tire storage in C-2 General Commercial Zoning Districts. The current standards prohibit outdoor storage of tires in this district. A number of existing used tire dealers currently store tires outdoors rather than in a fully enclosed building as the code currently requires. Staff has recommended broadening the scope of the review to evaluate the consistency of current standards across zoning districts and with Comprehensive Plan policies.

Project Summary	
<b>Project Title:</b>	Outdoor Tire Storage (in association with Vehicle Service and Repair Regulatory Standards)
<b>Applicant:</b>	Seven applicants – Used tire store operators
<b>Location and Size of Area:</b>	Changes will apply to C-2, UCX, M-1, and M-2 Zoning Districts city-wide.
<b>Current Land Use and Zoning:</b>	Multiple
<b>Neighborhood Council Area:</b>	Multiple
<b>Staff Contact:</b>	John W. Harrington, Jr., Principal Planner 253-279-8950, <a href="mailto:jharring@cityoftacoma.org">jharring@cityoftacoma.org</a>
<b>Staff Recommendation:</b>	Authorize for Public Review and Comment
<b>Project Proposal:</b>	<p>The following changes are proposed to TMC 13.05.510.E, vehicle service and repair:</p> <ul style="list-style-type: none"> <li>• Allow outdoor storage for vehicle service and repair uses in the C-2 District, where currently prohibited.</li> <li>• Prohibit outdoor storage for vehicle service and repair uses in the UCX District, where currently allowed.</li> <li>• Vehicles awaiting repair, junk vehicles and auto parts must be fully screened from public view in the C-2 District.</li> <li>• In the C-2: Limit outdoor storage along designated pedestrian streets.</li> <li>• In the M-1 and M-2 Districts: Require site perimeter landscaping for outdoor storage in industrial zoning districts located on pedestrian streets or abutting residential zoning districts.</li> </ul>

### Planning and Development Services

City of Tacoma, Washington  
Peter Huffman, Director



**Project Manager:**

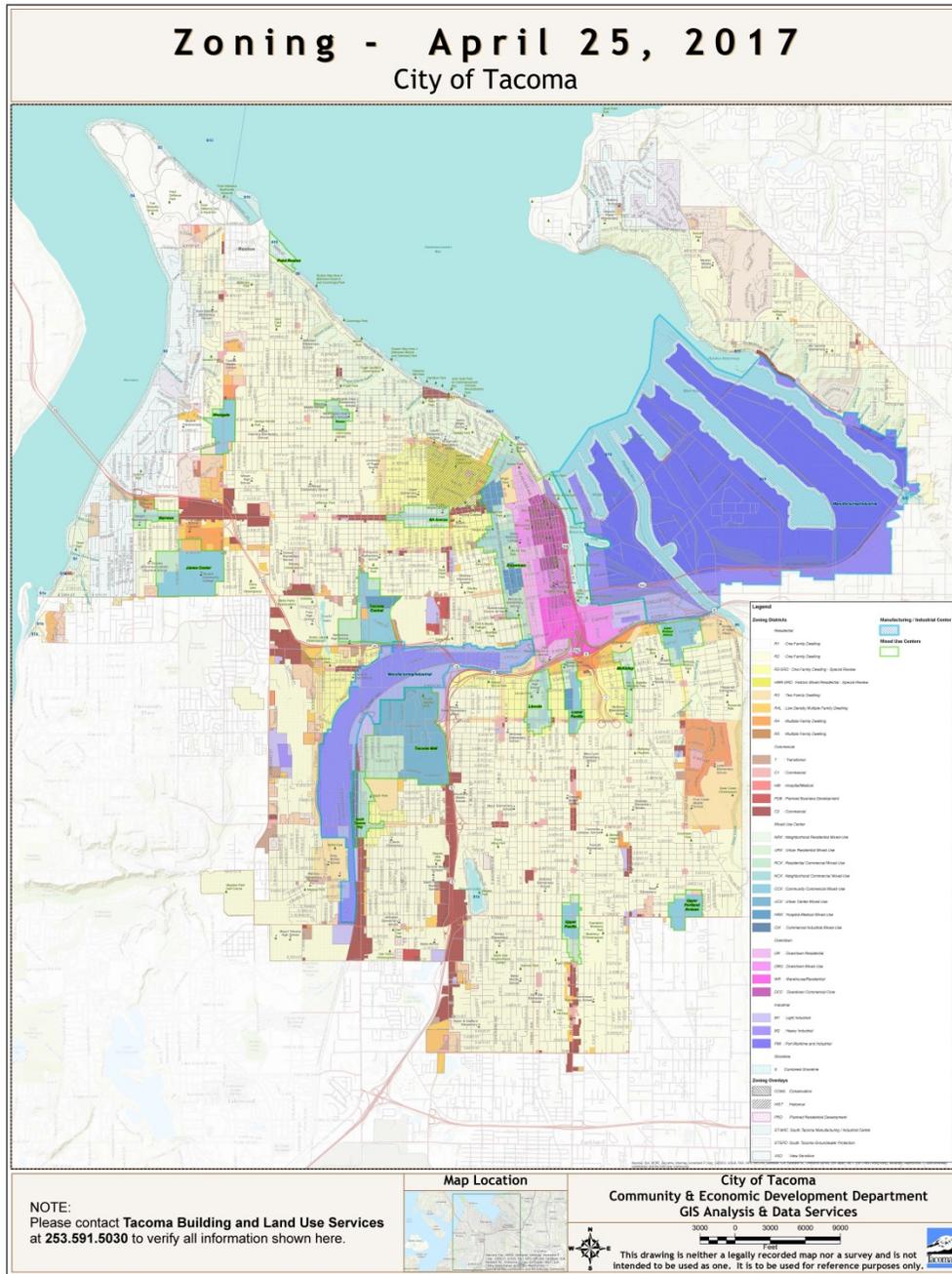
John Harrington

**Website:**

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

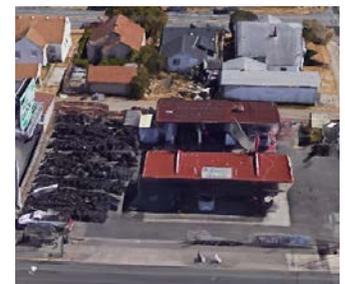
# 1. Area of Applicability

The proposed amendments would apply to multiple zoning districts throughout the City, including the Urban Center Mixed-Use (UCX), General Commercial (C-2), Light Industrial (M-1) and Heavy Industrial (M-2) Districts.



## Legend (applicable zones):

- UCX:
- C-2:
- M-1:
- M-2:



Used tire store on Pacific Avenue with outdoor tire storage

## 2. Background

Vehicle service and repair is currently allowed in multiple zoning districts city-wide, including some Mixed-use Districts, Commercial and Industrial zones. One of the primary distinguishing characteristics of the use is that certain types of outdoor storage are prohibited in some districts while allowed in others.

The applicants have requested that outdoor tire storage, typically associated with used tire dealerships, be allowed in the C-2 General Commercial Zoning District, where outdoor storage is currently prohibited. The current requirement to store auto parts inside a completely enclosed building does not apply to the M, PMI or UCX districts, where any auto part, including wheels and tires, can be stored out in the open without fencing or screening.

The regulations for vehicle service and repair businesses (TMC 13.06.510 E) were last revised in 2002, consolidating a number of previously separate service and repair uses including auto repair/garage, tire stores/installation and car wash facilities under the new “Vehicle service and repair” and “vehicle service and repair, industrial” use categories. New definitions for each category were included (TMC 13.06.700 V).

However, while the use continued to be allowed, the 2002 code revision changed the standards to require all storage of auto parts (includes tires and wheels) to be stored in a completely enclosed building. The previous regulations required storage within a building, but not a completely enclosed building.

As a result of the 2002 code revisions, many of the existing used tire dealers became non-conforming to the outdoor storage standards. In some cases, the uses became established after the code changes in 2002.

In staff’s review of the application, the current standards meet the general policy intent of the Comprehensive Plan to promote walkability, pedestrian-oriented design, and to address compatibility of uses (type of use, scale, and design) and to address transitions and off-site impacts. However, some modifications could serve to improve the overall consistency of the code and where and how it applies limitations to outdoor storage. In addition, within the existing policy framework there are options the Commission can consider to adjust the way in which the current zoning balances use and design within certain districts.

### **Vehicle Service and Repair, definition:**

Repair and/or service of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes car washing facilities, auto repair shops, electric vehicle rapid charging and/or battery swap-out facilities, body and fender shops, car painting, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage and tire retreading or recapping.

### **Zoning Districts where currently allowed:**

- C-1, limited to car wash,
- C-2, fully enclosed
- M-1, M-2, and PMI without special limitations.
- CCX, prohibited along pedestrian streets,
- UCX and CIX without special limitations.

### 3. Policy Framework

**Proposal:** Prohibit outdoor storage in UCX, consistent with standards in other Mixed-use Districts.

The UCX District is a zoning district that encompasses the core commercial areas within the Tacoma Mall Regional Growth Center. Pertinent policy elements include the Urban Form Element and the Design + Development Chapters of the Comprehensive Plan. Policy UF-2.1 plans for a range of centers across the city that enhance local, equitable access to services, employment, and housing opportunities and Policy UF-3.4 encourages the placement of services in centers. Broadly, the Comprehensive Plan directs “the majority of growth and change to centers, corridors, and transit station areas ... (UF-1.4). Policy UF-1.3 discusses the focus on proximity between people and places, supporting greater daily access to services and amenities.

While centers are a focal point for concentration and diversity of uses, they are also a focal point of design quality and pedestrian orientation.

*Policy UF-1.5: Strive for a built environment designed to provide a safe, healthful, and attractive environment for people of all ages and abilities.*

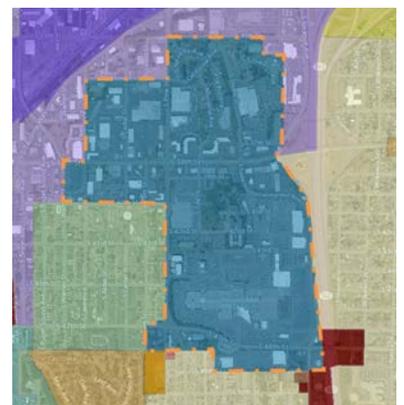
*Policy UF-3.1: Design centers to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices, such as wheelchairs, safe and attractive for people of all ages and abilities.*

*Policy UF-1.9: Encourage high quality design and development that demonstrates Tacoma’s leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.*

Lastly, the intent of the UCX zoning district reflects both the focus on greater densification of centers and intensification of use balanced with pedestrian orientation and design.

*UCX Urban Center Mixed-Use District. To provide for dense concentration of residential, commercial, and institutional development, including regional shopping centers, supporting business and service uses, and other regional attractions. These centers are to hold the highest densities outside the Central Business District. An urban center is a focus for both regional and local transit systems. Walking and transit use is facilitated through designs which decrease walking distances and increase pedestrian safety. Residential uses are encouraged in UCX Districts as integrated development components.*

**Centers.** Centers are compact, walkable and pedestrian-oriented urban places. They are connected by public transit and active transportation networks. They anchor complete neighborhoods with retail stores and businesses (grocery stores, restaurants, markets, shops, etc.) civic amenities (libraries, schools, community centers, places of worship, etc.), housing options, health clinics, daycare centers, employment centers, plazas and parks and other public gathering places



**Above:** The dark blue area with orange dashed outline is the area within the Tacoma Mall Regional Growth Center currently zoned UCX. This area currently allowed outdoor tire storage.

**Proposal:** Require screening and site perimeter landscaping for outdoor storage in Industrial Districts. The screening and landscaping would limit visibility of the outdoor storage when the industrial use is located adjacent to residential districts or on a pedestrian street.

The Urban Form Chapter includes policies relating to designated corridors. These corridors are described as follows:

*“Corridors are not intended to be long commercial strips or a single land use pattern, but rather to achieve a range of land use types and densities that vary along the corridor (2-48).”*

There are multiple zoning districts along these corridors, each with distinctive use and development standards, reflecting the intent to prohibit these corridors from developing into singular, monotonous land use patterns. In some cases, it is not uncommon to have industrial districts along these corridors as well.

Pertinent policies include:

*Policy UF–10.5 Enhance Avenues as distinctive places with transit supportive densities of housing and employment, and high-quality transit service and pedestrian and bicycle facilities that are models of ecologically sensitive urban design.*

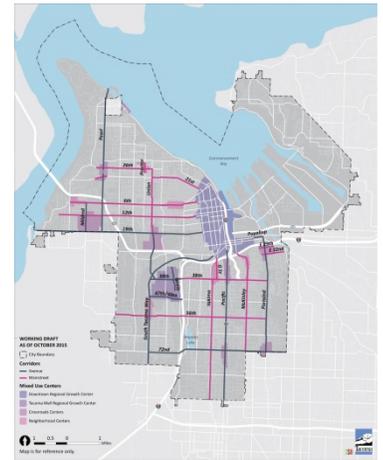
*Policy UF–10.6 Encourage public street and sidewalk improvements along Avenues to support the vitality of business districts, create distinctive places, provide a safe and attractive pedestrian environment, and contribute to creating quality living environments for residents.*

*Policy UF–10.9 Enhance Main Streets as important places that support vibrant neighborhood business districts with quality multi-family housing while providing transportation connections that link neighborhoods and public amenities.*

*Policy UF–10.10 Design Main Streets to support active retail storefronts, versatile use of public spaces for amenities and events, and to support concentrated pedestrian activity.*

The staff proposal would continue to recognize the use and design distinctions between industrial and other commercial and mixed-use districts, while requiring some enhanced design that is sensitive to the context of these corridors. Primarily, requiring screening and landscaping of outdoor storage when located on these corridors. This approach would also maintain differentiation between industrial properties located on a designated corridor and those that are not.

The second component of the proposal requires screening and site perimeter landscaping when the industrial property abuts a residentially district. This proposal is based on policies in the Design + Development Element that pertain to the management of off-site impacts and transitions between zones and land uses.



**Corridors:** Urban Form policies identify specific streets, classified as Avenues and Main Streets, for enhanced use and design. These streets are referred to in TMC 13.06 as pedestrian streets. These include:

- Pacific Avenue
- Pearl Street
- Portland Avenue
- South Tacoma Way
- S 19<sup>th</sup> Street
- S 12<sup>th</sup> Street
- 6<sup>th</sup> Avenue
- S 38<sup>th</sup> Street
- S 56<sup>th</sup> Street
- S 72<sup>nd</sup> Street
- Yakima Avenue
- McKinley Avenue

Pertinent policies include:

*Policy DD-9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.*

*Policy DD-9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.*

*Policy DD-9.4 Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.*

*Policy DD-9.5 Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.*

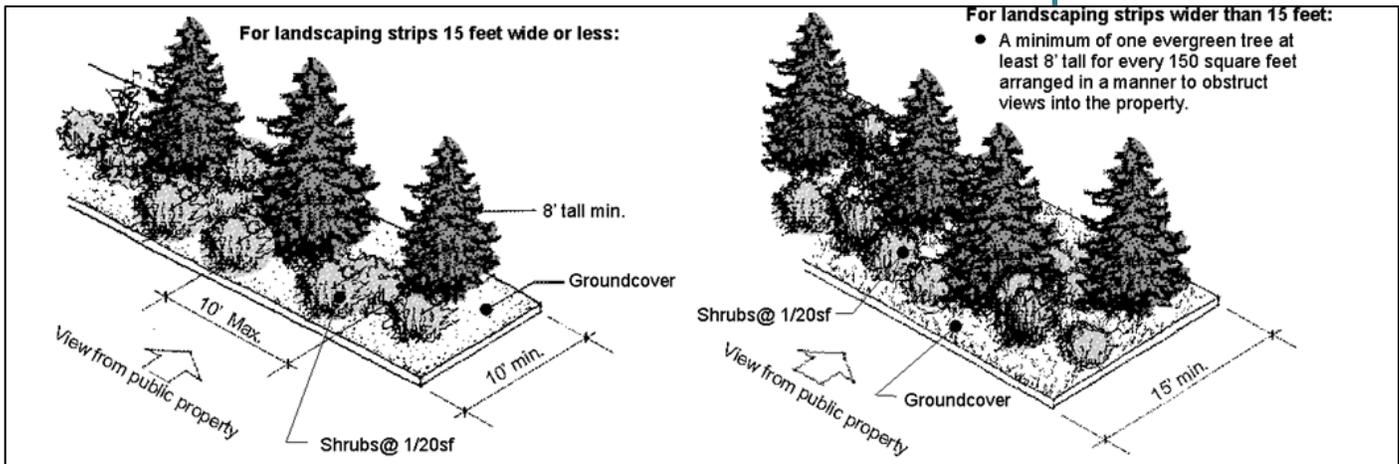
The proposed amendment would more fully implement these policies in a way that distinguishes between the context of different industrial sites.

Example of a landscape buffer utilized between a more intensive district abutting an R-District:



Above: Example of a site perimeter landscape along a parking lot frontage.

- 7' wide landscaping strip with trees is required where no abutting street trees.



**Proposal:** Allow outdoor storage of tires and auto parts in the C-2 General Commercial Zoning District, subject to landscaping standards, screening requirements, and frontage limitations.

The Economic Development Chapter of the Comprehensive Plan includes the following policies pertaining to ensuring a sufficient land supply for economic activity, striving to meet the City’s employment allocations, improving the City’s image and reputation, and diversifying and expanding economic commercial areas:

*Goal EC–1 Diversify and expand Tacoma’s economic base to create a robust economy that offers Tacomans a wide range of employment opportunities, goods and services.*

*Policy EC–1.1 Strive to capture 46% of urban Pierce County’s employment growth by 2040.*

*Policy EC–6.9 Provide for the growth, economic equity and vitality of the city’s commercial districts...*

*Policy EC–6.10 Continue to support efforts of commercial districts to improve their physical attributes by encouraging infill, adaptive reuse and other strategies, to create more walkable places with historic character that enhance neighborhood livability.*

*Policy UF–8.3 Ensure an equitable distribution of employment throughout the City, with the highest concentration of job growth occurring in the Downtown Regional Growth Center.*

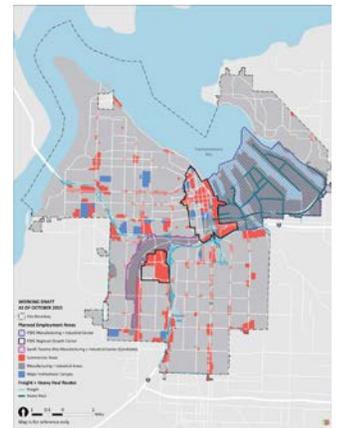
*Policy UF–8.5 Promote an economic geography that enhances access to services and employment opportunities and concentrates employment in close proximity to transit and other public services and amenities.*

In addition to the policies relating to designated corridors (see page 5) the Economic Policies are a significant aspect of staff’s proposal to amend the requirements for outdoor tire storage in the C-2 District. The C-2 represents the middle ground between use flexibility and design quality among the City’s zoning districts, where the mixed-use districts are the focal point for design quality and pedestrian oriented use, and industrial districts represent more expansive use allowances and minimum design requirements.

In C-2 districts the staff proposal would maintain the current use allowance for Vehicle Service and Repair, recognizing the need to accommodate a variety of uses throughout the City, while modifying the current standards to differentiate the use and development pattern of the C-2 district from both the X-Districts and the Industrial Districts. The attached amendments would allow outdoor tire storage while implementing standards and limitations that maintain an enhanced design focus.

Lastly, allowing some greater allowance for outdoor storage without the requirement to construct a building may serve to maintain greater potential for these sites to be redeveloped as Tacoma’s market changes.

**Planned Employment Areas:**



Tacoma’s 2040 Employment Growth Allocation, per VISION2040:

- 97,000 new jobs

“Expanding and diversifying Tacoma’s economic base will make it more stable and provide more opportunities for people to live and work in their community. An economy with a wide range of employment options in different sectors offers Tacomans with varying level of skills and education greater opportunities to attain living wage jobs. This goal and its associated policies seek to diversify and grow Tacoma’s economy in a way that will benefit all of its residents.”

## 4. Objectives

Does the proposed amendment achieve any of the following objectives?

*Address inconsistencies or errors in the Comprehensive Plan or development regulations.*

Elements of this amendment are responsive to changes to the City's Comprehensive Plan policies that have not been fully implemented. These include policies relating to the design and development of corridors and off-site impacts and transitions. Specifically, the UCX District, located in the Tacoma Mall Regional Growth Center, would no longer allow outdoor storage for vehicle service and repair, and the proposed standards would better distinguish between the designated pedestrian corridors and other streets.

*Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services.*

This amendment is not responding to changing circumstances in the use and development patterns of these areas, but rather, the code was changed previously to reflect new City policies and as a result outdoor tire storage was prohibited. This amendment represents a refinement to development standards, to meet the stated intent of the code, not as a significant departure from the existing intent.

The amendment is responsive to the needs and desires of the community, as evidenced by the number of applicants and the existing market for used tires in the City of Tacoma, as a cost-effective alternative to higher priced tires.

*Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern.*

The proposed amendment serves to strike a balance between use and design that is more context sensitive than the current code. So while staff recognizes that allowing outdoor storage in areas where it is not currently allowed may represent a diminishment of design quality in these areas (where current standards require storage to be fully enclosed within a building), the staff approach provides for sensitivity to the surrounding context (the relation of the site to pedestrian streets/centers/residential areas) and appropriate alternative screening and landscaping to mitigate impacts to adjacent properties and right-of-way.

*Enhance the quality of the neighborhood.*

- This change will enhance the quality of design in the City's UCX District (Tacoma Mall Regional Growth Center) where outdoor storage is currently allowed.
- In Industrial Districts that abut residentially zoned properties, these proposed standards would improve screening and landscaping buffers, enhancing the quality of the surrounding neighborhood.
- Lastly, while the proposal represents a shift from requiring storage of tires and auto parts indoors within the C-2 District, to allowing the use outdoors, the proposed standards are intended to ensure an enhanced design that is context sensitive. These standards are a significant departure in some cases from the design of these facilities as they currently exist, and would represent an enhanced design quality over current development.

## 5. Options Analysis

The options for this change to outdoor storage regulations are as follows:

- **No change option.** This option is not recommended as it would maintain certain inconsistencies between the Comprehensive Plan policies and the development standards, specifically relating to allowance for outdoor tire storage in the UCX District. In addition, staff's proposal would more clearly distinguish between the design emphasis in designated centers, corridors, and other commercial areas.
- **C-2 only option.** Screened outdoor storage is only afforded to used tire shops to store tires in the C-2 zoning district. While this option would meet the needs of the amendment applicants, it would neglect the intent statement for the development of all vehicle service and repairs uses. Likewise, it would represent a more significant departure from the current policy intent and maintain other inconsistencies that staff have noted in this review concerning the UCX district.
- **Staff proposed option.**
  - UCX: This proposal would prohibit outdoor storage in the UCX district. The UCX district is a growing transit community, regional growth center, and focal point for the highest design quality;
  - M-1 and M-2: The proposal would require screening and site perimeter landscaping when properties abut a pedestrian street or residentially zoned property;
  - C-2: The proposal would allow outdoor storage with the following standards:
    - Limit continuous street frontage;
    - Require screening;
    - Require landscaping between the screening and adjacent properties and rights-of-way;
    - Prohibit outdoor storage between buildings and pedestrian streets;
    - Limit outdoor storage to no more than 50% of the pedestrian street frontage.
- **Other options the Commission can consider:**
  1. Separating UCX as a separate amendment.
  2. Postponing the amendments within the Industrial Districts and consolidating them for review as part of a future industrial land supply and zoning update.
  3. Accepting the UCX and Industrial District Modifications, while maintaining the current standards in C-2 (storage fully enclosed within a building).
  4. The Commission could propose modifications to specific limits proposed within C-2 Districts.

## 6. Impacts Assessment

The primary impact of outdoor storage of auto parts, junk vehicles, and tires considered in these amendments is related to the visual and aesthetic qualities of the development on adjacent properties and impacts to pedestrian use of abutting streets. Proposed standard would mitigate the visual and aesthetic impacts and impacts on pedestrian activity but would do so in a way that is specific to the context of the site: depending on the zoning district, abutting properties and uses, and location on pedestrian designated streets.

A secondary impact is economic: significant barriers to entry could limit the establishment of these uses, which would limit access to a service that is in demand. These uses do provide employment opportunities and tax revenues for the City. Under this proposal, existing businesses would have a path forward to come into compliance with the code, while allowing reduced barriers to entry in the C-2 District. The Industrial Districts remain the areas with the lowest cost for entry.

## 7. Outreach Summary

- Presented at the 2018 Amendment Open House on January 10, 2018.
- Scheduled for review at the March 22, 2018 meeting of the Tacoma Community Council.
- Presented as part of a Planning work program overview to the North End Neighborhood Council on January 8, 2018.
- Public notice of the Open House was provided to primary contacts at all Neighborhood Councils, business districts and other civic groups, community groups, stakeholders, and interested parties. Additional public notice will be provided for the public hearing and comment period.

## 8. Supplemental Information

Exhibit A: Amendments to TMC 13.06.510 E

Exhibit A  
Proposed Amendments to TMC 13.06.510.E

13.06.510 Off-street parking and storage areas.

\* \* \* \* \*

E. Vehicle services and repair; and vehicle service and repair, industrial.

1. ~~Intent.Purpose. It is the intent of this regulation to~~The purpose of this section is to require minimum standards for all vehicle repair uses in order to protect adjoining property, minimize nuisances and off-site impacts, and support pedestrian-oriented design, particularly in mixed-use districts and along pedestrian streets.~~maintain a landscaped setting along street frontages.~~

2. ~~Minimum standards.~~Applicability: The following regulations apply in all zoning districts, with exceptions only as noted.

3. General Standards.

a. ~~Screening.~~Vehicles awaiting repair must be fully screened from public view. At a minimum, t~~hese~~ areas shall be screened by a six-foot tall wall or opaque screening fence.

~~b. Junk vehicles and auto parts must be stored inside an enclosed building, except in the M, PMI, or UCX, Districts.~~

~~b~~e. Customer vehicles awaiting repair or pickup must be parked on business property and not on City right-of-way.

~~c~~d. All repairs must be conducted entirely within an enclosed building.

~~d~~e. No windows or openings are allowed if facing a residential district.

~~e.~~ Where screening is provided, required landscaping shall be located between the screen and abutting properties and rights-of-way.

4. Outdoor storage of junk vehicles, auto parts, and tires.

a. In Mixed-use Districts: Junk vehicles, auto parts, and tires must be stored inside an enclosed building.

b. In Commercial Districts, outdoor storage of junk vehicles, auto parts, and tires is permitted when the following standards are met:

(1) Outdoor storage is fully screened from public view. Screening shall be accomplished by locating the storage behind a minimum six foot tall wall or opaque fence that will screen the items from a non-elevated view from neighboring properties or adjacent public rights-of-way

(2) Outdoor storage shall not occupy more than 100 continuous lineal feet of any street frontage.

(3) On pedestrian streets, as defined in Figure 7 of the Comprehensive Plan, storage areas shall not be located between a building and the pedestrian street and shall not comprise more than 50% of the use along the pedestrian street frontage.

(4) Required landscaping shall be located between the screening and the adjacent properties and rights-of-way to soften the visual impact of the screen.

c. In M-1 and M-2 Industrial Districts, outdoor storage of junk vehicles , auto parts and tires is permitted when the following standards are met:

(1) Outdoor storage is fully screened from abutting residential zoning districts and pedestrian streets as designated in Figure 7 of the Comprehensive Plan. Screening shall be accomplished by locating the storage area behind a minimum six foot tall wall or opaque fence.

(2) Site perimeter landscaping, consistent with the dimensional and planting requirements in TMC 13.06.502 E, shall be provided between the screening and the adjacent properties and rights-of-way to soften the visual impact of the screen.

~~3. Application. The foregoing regulations shall apply in all zoning districts with exceptions only as noted.~~





**To:** Planning Commission  
**From:** Lauren Flemister, Planning Services Division  
**Subject:** **South 80<sup>th</sup> Street PDB Rezone**  
**Meeting Date:** February 7, 2018  
**Memo Date:** January 31, 2018

**Action Requested:**

Review Options Analysis and Authorize for Public Review.

**Discussion:**

At the next meeting on February 7, 2018, staff will provide further analysis and suggest an option for the rezone. Per previous discussion with the Commission, the rezone includes five parcels, which creates a continuous area of M-1 Light Industrial. (See Attachment 1)

**Project Summary:**

The project is for a rezone of five properties flanked by S 80th and S 78th Streets. The change in zoning designation would be from the existing Planned Development Business (PDB) District (3 parcels), Commercial (C-2) District (1 parcel) and Single Family Dwelling Residential (R-2) District (1 parcel) to Light Industrial (M-1) District. In addition, the land use designation would change from General Commercial and Residential to Light Industrial by Comprehensive Plan amendment.

**Prior Actions:**

The project is a private application for the 2018 Annual Amendment. The original request was to rezone the property at the address 2615 S 80th Street from the existing Planned Development Business (PDB) District to Light Industrial District (M-1) and to change the land use designation in the Comprehensive Plan from General Commercial to Light Industrial. The Planning Commission conducted an assessment of the application on April 19, 2017, and concurred with staff's recommendation to accept the application and move it forward for technical analysis. At the meeting on December 6, 2017, the Commission further reviewed the scope of work and requested additional properties to be included in the rezone.

**Staff Contact:**

Lauren Flemister, Senior Planner, 253-591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

**Attachment:**

1. Staff Analysis Report

c. Peter Huffman, Director





# South 80<sup>th</sup> Street PDB Rezone

## Staff Analysis Report

*(Prepare for Planning Commission's Review on February 7, 2018)*

This proposal would rezone five properties flanked by S 80<sup>th</sup> and S 78<sup>th</sup> Streets. The change in zoning designation would be from the existing Planned Development Business (PDB) District (3 parcels), Commercial (C-2) District (1 parcel) and Single Family Dwelling Residential (R-2) District (1 parcel) to Light Industrial (M-1) District. In addition, the land use would change from General Commercial and Residential to Light Industrial by Comprehensive Plan amendment.

The rezone should help address undesired application of Development Business District and increase compatibility with existing land use and development patterns in the area in compliance with the Comprehensive Plan.

Project Summary	
<b>Project Title:</b>	South 80 <sup>th</sup> Street PDB Rezone
<b>Applicant:</b>	Cabot Properties
<b>Location and Size of Area:</b>	Bordering Streets: S 80 <sup>th</sup> , S Trafton, S 78 <sup>th</sup> , and S Pine. Approx. 23 acres.
<b>Current Land Use and Zoning:</b>	General Commercial; Planned Development Business (PDB)
<b>Neighborhood Council Area:</b>	South Tacoma
<b>Staff Contact:</b>	Lauren Flemister, <a href="mailto:lflemister@cityoftacoma.org">lflemister@cityoftacoma.org</a> , 253-591-5660
<b>Staff Recommendation:</b>	Authorize the proposed rezone for public review and comment.
<b>Project Application:</b>	The project as submitted is for a rezone of the property at the address 2615 S 80 <sup>th</sup> Street from the existing Planned Development Business (PDB) District to Light Industrial District (M-1). In addition, the land use would change from General Commercial to Light Industrial by Comprehensive Plan amendment.
<b>Additional Notes:</b>	As part of the recommendation, all properties with the M-1 zoning designation abutting residentially zoned properties must have a landscape buffer of 50 feet. In a future annual amendment cycle, an APZ II overlay will be developed to restrict high intensity and inappropriate uses in the accident potential zone, which affects a portion (see map on page 2) of the subject parcels.

**Planning and Development Services**  
 City of Tacoma, Washington  
 Peter Huffman, Director



Lauren Flemister  
[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)  
<http://www.cityoftacoma.org/planning>

# 1. Area of Applicability

The proposed rezone is bordered by S 78<sup>th</sup> Street to the North, S 80<sup>th</sup> Street to the South, S Pine to the West and S Trafton to the West.



**Land Use**

- Single Family Residential
- Multi-family (Low Density)
- Multi-family (High Density)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Major Institutional Campus
- Parks and Open Space
- Shoreline

The map above depicts the Comprehensive Plan Land Use Designations. The subject sites are depicted as General Commercial designations and are identified with a yellow dotted outline. The map below depicts the existing zoning districts.



## 2. Background

The application received for this rezone started with one site at 2615 S. 80<sup>th</sup>. After staff review, the project was expanded to include three sites and finally expanded to include five sites. The five sites are designated as follows:

- Planned Development Business (PDB) District (3 parcels)
- Commercial (C-2) District (1 parcel)
- Single Family Dwelling Residential (R-2) District (1 parcel).

The impetus for the application is in line with staff reconsideration of the PDB designation. At the October 5, 2016 Planning Commission meeting, staff presented an assessment of the City's Planned Development Business Districts for inclusion in the 2019 amendment cycle as part of the overall Commercial Zoning Update.

The Commercial Zoning Update seeks to better align the City's T, C-1, C-2, and PDB districts with both the existing and planned use and development patterns within the City's commercial districts. The zoning update will not include areas zoned as part of designated centers.

Within this scope of work, the staff recommendation was to review the Planned Development Business Districts as a distinct sub-element. Staff analysis showed that there are only three locations within the City zoned as PDB and only seven distinct businesses. Based on the scant use of the zoning district, the relative ineffectiveness of the district in meeting the intent, as well as feedback and concern from existing businesses and property owners, staff recommends including these areas as a subset of the overall commercial zoning update.

Based on development patterns, as well as existing uses and conditions in the PDB District within the business industrial park area included in this application and later expanded, the M-1 Light Industrial could be a viable option for a rezone.

### Implications of Zoning Designation Change from PDB to M-1

Changing from PDB to M-1 creates much more permissive conditions in regards to land use. Uses such as adult retail and entertainment, brewpub, building materials and services, cultural institution, drive-thru, emergency and transitional housing, passenger terminal, short-term rental, several vehicle-related uses, among many others would be allowed when moving to M-1 Light Industrial.

**PDB Planned Development Business District.** This district is intended to provide limited areas for a mix of land uses that includes warehousing, distribution, light assembly, media, education, research, and limited commercial. The developments in this district are intended to have fewer off-site impacts than would be associated with industrial or community commercial areas. Retail uses are size limited and signage is reduced. These areas should be designed for improved residential compatibility on boundaries by landscaping and other design elements. Sites should have reasonably direct access to a highway or major arterial. This district is not appropriate inside Comprehensive Plan designated mixed-use centers or low intensity areas.

### 3. Policy Framework

One Tacoma Comprehensive Plan – Urban Form Chapter: Future Land Use Designations

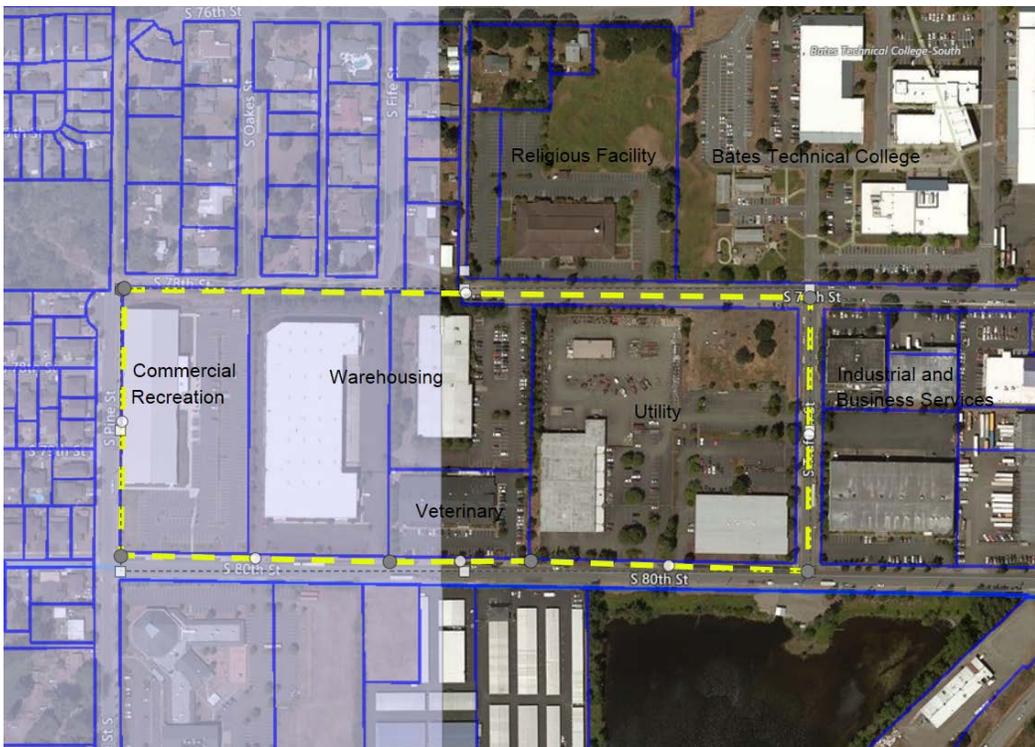
One Tacoma Comprehensive Plan – Future Land Use Map

One Tacoma Comprehensive Plan – Goals EC-6, EC-6.19, EC-6.20, EC-6.22, PFS-3.8

These policy document sections provide some context for the policies that support rezones to achieve Future Land Use goals, the protection of industrial land, and compatibility in land use patterns. Of particular note is policy PFS 3.8 which states:

*Protect the viability of existing airports as essential public facilities by encouraging compatible land uses and reducing hazards that may endanger the lives and property of the public and aviation users. Evaluate and implement appropriate policy and code amendments recommended by the Joint Base Lewis-McChord Joint Land Use Study (JLUS).*

The Joint Land Use Study (JLUS) document for Joint Base Lewis McChord (JBLM) is focused on coordinating and mitigating land use impacts to jurisdictions through policy. Based on the recommendations in the JLUS, areas that fall within any Accidental Potential Zones (APZ) must make land use changes that address life safety concerns and are compatible with the airport and APZ. A majority of the area of applicability falls within the APZ II. This means that the City will pursue an overlay that will maintain existing land use patterns while seeking to limit growth intensity and also limit land uses where many people congregate, where vulnerable populations reside or congregate, where hazardous materials are utilized or stored, that include nonessential functions, etc. The overlay will allow for many of the additional uses permitted in the M-1 to not be allowed in the APZ II to protect the safety of employees and patrons of businesses in the M-1.



## 4. Objectives

*Does the rezone address inconsistencies or errors in the Comprehensive Plan or development regulations?*

Yes. The proposal addresses an inconsistency between the Comprehensive Plan and the zoning. The Comprehensive Plan Future Land Use Map promotes establishing a consistent zoning approach for this area, versus the patchwork zoning that currently exists.

*Does the rezone respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services?*

Yes. The proposal addresses appropriate response zoning and land use implications with a focus on safety related to the Accident Potential Zone (APZ) II.

*Does the rezone maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern?*

Yes. One of the primary issues addressed with the rezone is an increase compatibility with existing land use and development patterns in the area in compliance with the Comprehensive Plan. Second, changing the landscaping buffer for M-1 properties adjacent to residentially zoned properties is more consistent with the goals of the Comprehensive Plan and serves to promote enhanced compatibility with the existing and planned land uses surrounding the sites.

The image below is an aerial photo, illustrating the existing development patterns.



*Does the rezone enhance the quality of the neighborhood?*

Not applicable.

**Current Buffer:** Subject properties, including three parcels adjacent to single family residences, have 50' setbacks with landscaping to mitigate impacts to residential uses. Proposed standards would maintain these transitions.

**Current Uses:** Subject properties are currently comprised of:

- A commercial recreation facility,
- Warehousing,
- A veterinary clinic,
- A utility site.

**Adjacent Uses:**

- Single family residences to the north,
- Bates Technical College to the northeast,
- Light industrial district to the east.

## 5. Options Analysis

In reviewing this rezone proposal, staff considered the following options to address zoning designations and land use:

1. Make no changes.
  - a. Maintaining the existing zoning in this area would be inconsistent with the Comprehensive Plan and the recommendations of the Joint Land Use Study.
2. Rezone consistent with the current Comprehensive Plan General Commercial designation.
  - a. The current PDB and C-2 properties are consistent with the Comprehensive Plan land use designation. However, the General Commercial designation is inconsistent with the intent of the Joint Land Use Study.
3. Recommended Option: Amend the Comprehensive Plan Future Land Use Map from General Commercial and Residential to Light Industrial and implement appropriate M-1 Light Industrial zoning.
  - a. This option takes a consistent approach to the whole area, as envisioned in the Comprehensive Plan, while also improving the consistency of future land uses with the recommendations of the Joint Land Use Study. Lastly, this amendment improves consistency with the existing land uses and development patterns.
4. Consider uses and other land use requirements in APZ II Overlay that may also mitigate high intensity or unnecessary uses, as well as significant congregation of people. This option will be considered at a later date as part of a broader effort to implement the intent of the Joint Land Use Study.

Additionally, staff considered the following options for site inclusion:

1. Include initial application site (1 site)
2. Include sites with General Commercial land use designations (3 sites)
3. Include sites with General Commercial and Residential land use designations whose actual land use and development patterns are more appropriate for Light Industrial

**Recommendation:** Include the 5 sites and rezone all sites to M-1 Light Industrial zoning designation and amend the Comprehensive Plan from General Commercial and Residential to a Light Industrial Land Use Designation.

### Relevant Policies:

**Policy DD–9.5** Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.

**Policy DD–9.6** Buffer between designated Manufacturing/ Industrial Centers and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

## 6. Impacts Assessment

Since current use and conditions project to remain the same, there is very little impact. Changes to standards and uses can be addressed with impending APZ II Overlay.

In addition to the use implications, landscaping standards are more relaxed in the M-1 Light Industrial designation than in the PDB designation. Overall site landscaping would be less in the M-1 by half and there are no site perimeter landscaping requirements in any industrial districts. In order to address this issue and also create a transition between light industrial and residential uses, all properties with the M-1 zoning designation abutting residentially zoned properties must have a landscape buffer of 50 feet. On sites with length or width less than 300 feet on the side abutting residential, a smaller buffer that appropriately screens and provides privacy and sound attenuation to the neighbors will be determined by the Director.

## 7. Outreach Summary

Week of November 13, 2018 – Outreach to affected business and property owners

January 10, 2018 – Annual Amendment Open House

January 17, 2018 – Attended South Tacoma Neighborhood Council meeting

## 8. Supplemental Information

Please refer to the Application to Amend the Comprehensive Plan Application requesting a rezone of the property on S. 80<sup>th</sup>, which can be found on the following website: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=105237>





**To:** Planning Commission  
**From:** Lauren Flemister, Senior Planner  
**Subject:** **Proposed Temporary Shelters Permanent Regulations**  
**Meeting Date:** February 7, 2018  
**Memo Date:** January 31, 2018

**Action Requested:**

Conduct public hearing to receive testimony on the proposed regulations and leave the record open through February 9, 2018 to accept additional written comments.

**Project Summary:**

The Proposed Temporary Shelters Permanent Regulations would amend several sections of the Tacoma Municipal Code that would:

- Allow for a variety of sheltering models;
- Allow shelters to extend from 93 to 185 days with an extension;
- Allow six camps to be operated in the City with a maximum of two in any one police sector;
- Provide additional flexibility for some site and facility requirements; and
- Define “police sector” and “temporary shelter”

Currently, there are interim regulations in effect concerning temporary shelters that were originally enacted by the City Council on June 6, 2017, per Ordinance No. 28432, and subsequently modified on October 17, 2017, per Ordinance No. 28460. The proposed permanent regulations are being considered by the Planning Commission for forwarding to the City Council for adoption before the 6-month interim regulations expire on April 16, 2018.

The complete text of the proposal is available online at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) (and click on “Current Initiatives and Projects” then “Emergency Temporary Shelters Regulations”).

**Prior Actions:**

The Planning Commission began the process of developing permanent regulations in December 2017. At the January 3, 2018 meeting, the Commission authorized the distribution of the proposal for public review and set February 7, 2018 as the date for a public hearing.

**Staff Contact:**

Lauren Flemister, Senior Planner (253) 591-5660, [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org).

**Attachment:**

- A. Staff Report

c: Peter Huffman, Director



# Project: “Proposed Temporary Shelters Permanent Regulations”

## Staff Analysis Report

January 31, 2018

### Introduction

This report is prepared for the Planning Commission’s public hearing on February 7, 2018. The subject of the public hearing is summarized below:

Project Summary	
<b>Project Title:</b>	<b>Proposed Temporary Shelters Permanent Regulations</b>
<b>Applicant:</b>	City of Tacoma
<b>Location and Size of Area:</b>	Citywide
<b>Current Land Use and Zoning:</b>	All zones are involved with the exception of Shoreline districts
<b>Neighborhood Council Area:</b>	All neighborhood council areas are affected
<b>Staff Contact:</b>	Lauren Flemister, <a href="mailto:lflemister@cityoftacoma.org">lflemister@cityoftacoma.org</a>
<b>Staff Recommendation:</b>	Not prior to the public hearing
<b>Project Proposal:</b>	Amend several sections of the Tacoma Municipal Code that would: <ul style="list-style-type: none"><li>• Allow for a variety of sheltering models;</li><li>• Allow shelters to extend from 93 to 185 days with an extension;</li><li>• Allow six camps to be operated in the City with a maximum of two in any one police sector;</li><li>• Provide additional flexibility for some site and facility requirements; and</li><li>• Define “police sector” and “temporary shelter”</li></ul>
<b>*Additional Notes:</b>	Currently, there are interim regulations in effect concerning temporary shelters that were originally enacted by the City Council on June 6, 2017, per Ordinance No. 28432, and subsequently modified on October 17, 2017, per Ordinance No. 28460. The proposed permanent regulations modify the interim regulations as set forth in Ordinance No. 28460 and are being considered by the Planning Commission for forwarding to the City Council for adoption before the 6-month interim regulations expire on April 16, 2018.

**Planning and Development Services**  
City of Tacoma, Washington  
Peter Huffman, Director



Ian Munce, AICP  
[imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org)

<http://www.cityoftacoma.org/planning>

## Procedural History

### 1. Imposition of Interim Regulations:

The City Council adopted Ordinance No. 28432 on June 6, 2017, enacting emergency interim zoning regulations pertaining to temporary shelters and setting July 25, 2017 as the date for a public hearing on the matter. The interim regulations were effective for approximately six months (through November 14, 2017) or until the City's zoning regulations for temporary shelters are permanently updated. The interim regulations addressed:

- Allowing the Director of Emergency Management to approve the nature, form, scope, design, and location, and provide oversight over, the erection, installation, implementation, management, and operation of emergency temporary shelters, when and where practicable;
- Exempting shelters from land use regulations and standards, except to the extent that federal or state law mandates compliance with a particular land use regulation or standard and compliance has not been excepted pursuant to operation of state or federal law or a declaration of emergency by the Governor or federal official or agency vested with authority to declare a public emergency; and
- Requiring the management of shelters to take into account: (a) access to basic health, support, and transportation services; (b) minimizing impacts on neighborhoods or environmentally sensitive areas; (c) ensuring safety and security of the occupants; (d) accommodation for those with access and functional needs; and (e) public outreach and engagement.

The adoption of emergency Ordinance No. 28432 was intended to respond to the homelessness crisis and the emergency declaration (Ordinance No. 28430) that sought to address the public health emergency relating to the conditions of homeless encampments located in the City.

### 2. Modifications to the Interim Regulations:

The City Council adopted Ordinance No. 28460 on October 17, 2017, modifying the Temporary Shelters Interim Regulations (Ordinance No. 28432). The modified regulations focused on existing code that allowed faith-based organizations to host temporary shelters, while the extension of the emergency declaration allowed for the City to continue hosting the City managed and operated stability site. The interim regulations amended the Tacoma Municipal Code, Sections 13.05.020, 13.06.635, 13.06.300, and 13.06.700, as follows:

- Expanded the hosting capacity to include non-profits, in addition to the already permitted faith-based organizations;
- More clearly allow for indoor sheltering;
- Extended camp duration from 93 days to 185 days plus inclement weather exemption;
- Recurrence period shortened to six (6) months between end and start date of a camp hosting period (previously was within two (2) years of the start date)
- Increased number of shelters citywide from two (2) to six (6) with no more than two in a police sector

The modified interim regulations expire on April 16, 2018.

## Policy Framework

Summarized below is staff's analysis of the proposed temporary shelters permanent regulations against relevant policies of the *One Tacoma* Comprehensive Plan and state law:

- A. The proposed amendment seeks to implement the following Comprehensive Plan policies regarding addressing the needs of homeless individuals:

- *Policy H–4.7 Promote a range of affordable housing strategies that extend from basic emergency shelter for the homeless to temporary transitional housing to permanent rental housing and to home ownership.*
- *Policy H–4.8 Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed and appropriately accommodated, including but not limited to transitional housing, emergency shelters, and temporary shelters.*

B. The proposed amendment seeks to better implement RCW 35.21.915 (2010), which states that “A religious organization may host temporary encampments for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.”

Additionally, a city may not:

- i. impose conditions to related to the protection of public health and safety
- ii. substantially burden the decisions or actions of a religious organization regarding the location or operation of a shelter
- iii. impose excessive permit fees
- iv. obtain insurance pertaining to the liability of a municipality or require indemnification of a municipality against such liability

The proposed permanent regulations attempt to make it simpler for religious organizations (also called faith-based organizations) and non-profits through more flexible requirements and administrative support.

## Objectives

The proposed amendment seeks to achieve the following objectives:

- Create permanent regulations for temporary shelters that are responsive to the needs of various homeless populations and concerns faith-based and non-profit providers resulting in enhanced safe, healthy shelter space
- Provide greater flexibility in shelter types, facility and service provision, and site design

## Options Analysis

The Planning Commission could choose to create permanent regulations that strongly conform to the interim regulations. However, not responding to the concerns of aforementioned parties, particularly in regards to sheltering type and overall flexibility, does not encourage community actors to participate in solutions. Careful review of the existing interim regulations and additional areas added to the scope will allow Planning Commission to select provisions as deemed appropriate to improve temporary shelter regulations.

## Impacts Assessment

The proposed amendment allows temporary shelters to be located wherever a faith-based or non-profit organization has land. However, the proposed amendment focuses on mitigating neighbor impacts and significant public engagement and outreach will be conducted globally and in concert with each potential application.

## Outreach Summary

The public outreach on this issue has been extensive; it is enumerated in the Discussion Outline. Materials received since the January 19, 2018 public hearing notice was issued are attached (Exhibit A).

## Public Hearing Notifications

Documented below are the notification efforts for the public hearing as well as the environmental evaluation and takings review of the proposal:

### 1. Notification:

Notification for the public hearing has been conducted to reach a broad-based audience, through the following efforts that occurred in January 2018:

- (a) **Public Hearing Notice** – The public hearing notice was distributed on January 19, 2018 to individuals on the Planning Commission’s e-mail list. The mailing lists include such entities as the City Council, Neighborhood Councils, business district associations, civic organizations, environmental groups, the development community, the Puyallup Tribal Nation, adjacent jurisdictions, major employers and institutions, City and State departments, and other interested parties.
- (b) **News Media** – An advertisement was placed on The News Tribune on January 23, 2018; and a legal notice was published on the Tacoma Daily Index on January 23, 2018. A City of Tacoma News Release was distributed on January 22, 2018.
- (c) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was sent to the State Department of Commerce (per RCW 36.70A.106) on January 19, 2018.
- (d) **Website** – The public hearing notice, the public review packet, and the DNS and Environmental Checklist have been posted on the project’s website at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) (and click on “Current Initiatives and Projects” then “Emergency Temporary Shelters Regulations”).

### 2. Environmental Evaluation:

A Preliminary Determination of Nonsignificance (DNS) for the proposed permanent regulations was issued on January 19, 2018, based on the completion of an environmental checklist. Comments on the DNS must be submitted by 5:00 p.m., Friday, February 9, 2018. Unless modified by the City, the DNS will become final on February 16, 2018. The DNS and the environmental checklist are available for review at the project’s website.

### 3. Takings:

A copy of the public review packet was forwarded to the City Attorney’s Office for their review, pursuant to RCW 36.70A.370 and following the State Attorney General’s recommended checklist, to determine if the City Council’s adoption of the proposal might result in an unconstitutional taking of private property.

## Exhibits

- A. Public Review Packet – Proposed Temporary Shelters Permanent Regulations (prepared for Public Hearing, February 7, 2018, and including
  1. Notice of Public Hearing
  2. Draft Code Language
  3. Discussion Outline
- B. Public Comments Received To Date (January 31, 2018)



# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION PUBLIC HEARING TEMPORARY SHELTERS – PERMANENT REGULATIONS

**Wednesday, February 7, 2018, 5:30 p.m.**

City Council Chambers  
Tacoma Municipal Building  
747 Market Street  
Tacoma, WA 98402

### How to provide comments?

1. Testify at the hearing on **February 7**; and/or
2. Provide written comments by 5:00 p.m., **Friday, February 9, 2018**, via:
  - E-mail: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org); or
  - Letter: Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402

### Subject of the Public Hearing

Proposed amendments to the Tacoma Municipal Code that would:

- Allow for a variety of sheltering models;
- Allow shelters to extend from 93 to 185 days with an extension;
- Allow six camps to be operated in the City with a maximum of 2 in any one police sector;
- Provide additional flexibility for some site and facility requirements; and
- Define “police sector” and “temporary shelter”.

### Background

Currently, there are interim regulations in effect concerning temporary shelters that were originally enacted by the City Council on June 6, 2017, per Ordinance No. 28432, and subsequently modified on October 17, 2017, per Ordinance No. 28460. The proposed permanent regulations, which are the subject of this public hearing, modify the interim regulations.



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

747 Market Street, Room 345 ■ Tacoma, WA 98402 ■ (253) 591-5682 ■ FAX (253) 591-5433 ■ <http://www.cityoftacoma.org/planning>

## **Next Steps**

These draft permanent regulations are currently being considered by the Planning Commission. Following the public hearing, the Planning Commission will review all public input received and consider any potential modifications before making a recommendation to the City Council. The City Council is expected to consider this issue in March and make its final decision on the permanent regulations before the interim regulations expire on April 16, 2018.

## **Environmental Review**

A Preliminary Determination of Nonsignificance (DNS) for the proposed permanent regulations has been issued based on the completion of an environmental checklist. Comments on the DNS must be submitted by 5:00 p.m., Friday, February 9, 2018. Unless modified by the City, the DNS will become final on February 16, 2018. The DNS and the environmental checklist are available at the website below.

## **Where to Get More Information**

For more information about the proposal, please visit:

[www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning)

*(click on “Current Initiatives and Projects” then “Emergency Temporary Shelters Regulations”)*

## **Staff Contact**

Lauren Flemister  
Senior Planner  
(253) 591-5660

[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)



## Temporary Shelters Draft Permanent Regulations

### PROPOSED LAND USE REGULATORY CODE CHANGES

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments.

New text is underlined and text that has been deleted is shown as ~~struckthrough~~.

Maroon and Orange – Interim Regulations

Red and Gray – Draft Permanent Regulations

### Chapter 13.06 – Zoning

#### 13.06.635 Temporary use.

A. Purpose. The purpose of this section is to allow listed temporary uses which:

1. Are not contrary to the various purposes of this chapter;
2. Will not impede the orderly development of the immediate surrounding area, as provided for in the Comprehensive Plan and the zoning district in which the area is located; and
3. Will not endanger the health, safety, or general welfare of adjacent residences or the general public.

B. Temporary uses.

1. General. A temporary use shall be subject to the standards of development specified in this section.
2. Duration and/or frequency. Where permitted as a temporary use, the following uses may be authorized for the time specified in Table 1, and subject to Section 13.06.635.B.

**Table #1: TEMPORARY USES ALLOWED – NUMBER OF DAYS ALLOWED**

Temporary Use Type	Days Allowed Per Year
Seasonal sales	45
Carnival	14
Temporary housing	See Section 13.06.635.B.3.a
Temporary office space	See Section 13.06.635.B.3.b
Temporary storage	See Section 13.06.635.B.3.d
Temporary <del>shelters</del> <u>homeless camps</u>	See Section 13.06.635.B.4

a. The duration of the temporary use shall include the days the use is being set up and established, when the event actually takes place, and when the use is being removed.

b. A parcel may be used for no more than three temporary uses within a calendar year; provided, the time periods specified in Table 1 are not exceeded. Multiple temporary uses may occur on a parcel concurrently; provided, the time periods in Table 1 are not exceeded.

3. Temporary structure standards.

a. Temporary housing.

(1) Such use shall be placed on a lot, tract, or parcel of land upon which a main building is being in fact constructed. The applicant shall have a valid building permit approved by Planning and Development Services;

(2) Such uses are of a temporary nature not involving permanent installations, including structures and utilities;

(3) That such a house trailer or mobile home shall be located at least 25 feet away from any existing residences;

(4) That conformance with all applicable health, sanitary, and fire regulations occasioned by the parking and occupancy of said house trailer or mobile home shall be observed.

(5) The temporary housing shall be removed within 30 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.

b. Temporary office space.

(1) Such use shall be in accordance with the use regulations of the zoning district within which the temporary office is located.

(2) Such use is appropriate due to the construction or reconstruction of a main building or the temporary nature of the use.

(3) Such use is of a temporary nature not involving permanent installations, including structures, utilities, and other improvements, unless such improvements are to be used in conjunction with a permanent structure, plans for which have been approved by Planning and Development Services. This provision shall not be construed to prohibit the installation of utilities necessary to serve the temporary use or the requiring of improvements necessary to eliminate or mitigate nuisances or adverse environmental impacts resulting from the temporary use.

(4) Such a temporary building shall be located at least 25 feet away from any existing structure or structures under construction unless it can be demonstrated that a lesser distance will be adequate to safeguard adjacent properties and provide a safe distance from any construction occurring on the site.

(5) Such temporary building shall not be required to comply with the design standards found in Section 13.06.501.

(6) That conformance with all applicable health, sanitary, and fire regulations occasioned by the parking and occupancy of said temporary building shall be observed.

(7) The temporary office shall be removed within 30 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.

c. Carnival.

(1) Such uses are of a temporary nature not involving permanent installations, including both structures and utility services, except those already existing on the premises.

(2) Proper regard shall be given to the controlling of traffic generated by the use with respect to ingress and egress to the given site and the off-street parking of automobiles attracted by the use.

(3) That any structures, buildings, tents, or incidental equipment shall be located at least 200 feet from existing residences;

(4) That off-street parking for the primary use on the site shall not be reduced below the required parking for that use.

d. Temporary storage. Temporary storage units are transportable units designed and used primarily for temporary storage of building materials, household goods, personal items and other materials for use on a limited basis, Temporary storage units, where allowed, shall be subject to the following standards:

(1) Temporary storage units shall be allowed as part of an active construction project or active moving process.

(2) In residential zoning districts, the maximum duration of temporary storage shall be 180-days in any two-year period, with up to one 60-day extension allowed at the discretion of Planning and Development Services.

(3) In commercial, mixed-use or industrial zoning districts, temporary storage units shall be removed within 30 days after final inspection of the project.

(4) Temporary storage units shall be placed in the least conspicuous location available to minimize disturbance to any adjoining properties and shall be located in accordance with all applicable building, health and fire safety ordinances and regulations. Units shall provide a minimum 5-foot setback from all exterior property lines and shall not be located within required buffer areas. Units shall not block, impair, or otherwise unduly inconvenience pedestrian or vehicular traffic patterns, emergency access, access points to the site, parking lots, or adjacent uses.

(5) Such use is of a temporary nature not involving permanent installations, including structures, utilities, and other improvements, unless such improvements are to be used in conjunction with a permanent structure, plans for which have been approved by Planning and Development Services. This provision shall not be construed to prohibit the

installation of utilities necessary to serve the temporary use or the requiring of improvements necessary to eliminate or mitigate nuisances or adverse environmental impacts resulting from the temporary use.

(6) Such temporary building shall not be required to comply with the standard locational, bulk and area requirements or the design, landscaping, parking and other standards found in Sections 13.06.500-.522.

(7) Planning and Development Services shall have full discretion to stipulate additional limitations or conditions on such temporary use to ensure that it does not unduly affect the health, safety, or general welfare of adjacent properties or residences or the general public.

#### 4. Temporary ~~Shelters~~~~Homeless Camps~~.

a. Purpose. In recognition of the need for temporary housing for homeless persons, it is the purpose of this section to allow sponsoring religious ~~and non-profit~~ organizations to use property owned or controlled by them for temporary homeless ~~shelter~~~~seamps~~, while preventing harmful effects associated with such uses, including the use of open flames, the possibility of impediments to emergency services, the possibility of environmental degradation, the use of improper sanitary facilities, and the possibility of any other factors that would be considered a nuisance under applicable laws.

b. Application. In order to allow sponsoring religious ~~and non-profit~~ organizations to establish a temporary ~~shelters~~~~homeless camp~~ on qualifying property, a permit must be obtained from Planning and Development Services in accordance with TMC 13.05, Land Use Permit Procedures, and the following:

(1) The Director of Planning and Development Services is authorized to issue permits for temporary ~~homeless camps~~~~shelters~~ only upon demonstration that all public health and safety considerations have been adequately addressed, and may administratively adjust standards upon providing findings and conclusions that justify the requirements. A permit allowing a temporary shelter site may be terminated if the City determines the site is unfit for human habitation based on safety, sanitary conditions or health related concerns.

(2) An application for a temporary ~~homeless camp~~~~shelter~~ shall include the following:

(a) The dates of the start and termination of the temporary ~~homeless camp~~~~shelter~~;

(b) The maximum number of residents proposed;

(c) The location, including parcel number(s) and address(es);

(d) The names of the managing agency or manager and sponsor;

(e) A site plan showing the following shall be prepared and reviewed by staff, which will make recommendations for best practices, including Crime Prevention through Environmental Design (“CPTED”) principles:

(i) Property lines;

(ii) Property dimensions;

(iii) Location and type of fencing/screening (must be a minimum of ten feet from property lines);

(iv) Location of all support ~~tents~~/structures (administrative, security, kitchen, and dining areas) or planned space to be used inside an on-site structure;

(v) Method of providing and location of potable water;

(vi) Method of providing and location of waste receptacles;

(vii) Location of required sanitary stations (latrines, showers, hygiene, hand washing stations);

(viii) Location of vehicular access and parking;

(ix) Location of ~~tents and/or~~ dwellings for each person (must meet Tacoma-Pierce County Health Department requirements);

(x) Entry/exit control points;

(xi) Internal pathways, and access routes for emergency services.

(f) A statement from the sponsoring religious or non-profit organization regarding its commitment to maintain liability insurance in types and amounts sufficient to cover the liability exposures inherent in the permitted activity during the existence of any sponsored temporary homeless campshelter;

(g) a signed trespass order filed with the Tacoma Police Department

(h) a mandatory preapplication meeting to be attended by city representatives, such as agents from Planning and Development Services and Neighborhood and Community Services, as deemed appropriate.

c. Safety and health requirements. A temporary homeless campshelter shall be established in accordance with the following standards:

(1) No more than 100 residents shall be allowed per camp-shelter location. The City may further limit the number of residents as site conditions dictate.

(2) A minimum of 7,500 square feet of site area shall be required for camp-shelters serving up to 50 people. The minimum site area may be proportionally reduced if adjacent existing buildings are used for sleeping or support facilities such as kitchen, dining hall, showers, and latrines.

(3) For a camp-shelter serving more than 50 residents, the minimum 7,500 square-foot camp-site area shall be increased by 150 square feet for each additional resident, up to a total of 100 residents.

(4) The maximum duration of a homeless camptemporary shelter shall be 93 185 consecutive days. Gravel or paved camp sites and sites not zoned for residential use may extend the maximum duration of the camp to 123 consecutive days.

(a) A one-time extension of up to 40 days, or longer in the case of:

i. inclement weather, natural disaster, or other emergency – may be granted by the Director if unforeseen problems arise regarding camp-shelter relocation. An extension must be requested before the last 30 days of the temporary permit and will not be granted if any violation of the camp-temporary shelter permit has occurred.

ii. demonstrated exemplary compliance, neighborhood support, and resident need may be granted by the Director. An extension must be requested before the last 30 days of the temporary permit and will not be granted if any violation of the temporary shelter permit has occurred.

(5) A camp-temporary shelter may only return to the same church-owned-site after two years-six-months has lapsed since the start-end date of the previous camptemporary shelter. Gravel or paved camp sites and sites not zoned for residential use may decrease the relocation time to 18 months from the start date of the previous camp.

(6) In no event shall more than two-six homeless camptemporary shelter sites be permitted within the City at any given time. City funded and/or programmed operated+ sites are exempt. Additionally, a maximum of two (2) camps should be allowed in any single Police Sector at any given time and a minimum of one-mile must separate each temporary shelter site. Prior to approving a request for a second temporary shelter location within a sector, all other sectors should have a temporary shelter location. As part of process for approving a second location within a sector, the City shall determine whether there are adequate City services to support the second location in a sector.

(7) Outdoor shelters-The encampment shall be enclosed on all sides with a minimum six-foot tall, sightte-obscuring fence. No fence will be permittedrequired if the site is out of view of adjacent properties.-

(8) Permanent structures are prohibited from being constructed within the camptemporary shelter site. Existing permanent structures may be used for sheltering, or service provision.

(9) Temporary homeless campshelters are prohibited in Shoreline Districts, critical areas, and their buffers.

(10) The sponsoring religious or non-profit organization shall work with Neighborhood and Community Services and other agencies to find more permanent housing solutions for the inhabitants of the camp-shelter during its operation.

(11) One security/office/operations tent-or structure shall be provided for the camp-site manager. The manager must be on site at all times. Persons who are acting as the on-site manager must be awake while on shift to monitor the

security of the camp shelter and be ready and able to alert police and/or other emergency responders if the need arises.

(12) The minimum age for unaccompanied camp shelter residents inhabitants is 18 years of age. Individuals under the age of 18 will only be allowed if accompanied by a guardian.

(13) Each resident shall be pre-screened for warrants and a background check shall be completed by the sponsor religious or non-profit organization. No sex offenders will be permitted as camp shelter residents.

(14) The temporary homeless camp shelter must be located within one-quarter-half mile of a bus route transit stop that is in service seven days per week.

(15) The following facilities and provisions must be made available on-site and approved for adequacy and location by the Tacoma-Pierce County Health Department prior to occupancy:

(a) Potable water as approved or provided by local utilities. Estimated usage is four to five gallons per day, per resident.

(b) Provide sanitary portable toilets as provided in the following table:

Number of <u>camp</u> residents	1-20	21-40	41-60	61-80	81-100
Number of toilets required	1	2	3	4	5

~~(c) Provide hand washing stations with warm water, soap, paper towels and covered garbage cans and recycling containers at the following locations:~~

(i) Hand washing stations next to portable toilets provided in the following manner:

Number of <u>camp</u> residents	1-15	16-30	31-45	46-60	61-75	76-90	91-100
Number of stations required	1	2	3	4	5	6	7

~~(ii) One at the entrance to the dining area; and~~

~~(iii) One at the food preparation area.~~

(d) Showering facilities are required as provided in the following table:

Number of <u>camp</u> residents	1-33	34-66	67-100
Number of showers required	1	2	3

(e) At least one food preparation area ~~tent~~ with refrigeration, sinks, and cooking equipment. If food is prepared on-site, adequate dishwashing facilities must be available.

(f) Food preparation, storage, and serving. No children under the age of ten shall be allowed in food preparation or storage areas.

(g) An adequate water source must be made available to the campsite.

(h) Indoor sleeping shelters facilities must meet the following standards:

(i) Must comply with all life safety and building code requirements.

(i) Outdoor sleeping facilities must meet the following standards:

~~(i) Minimum two foot separation is required on sides and rear of tents from other tents, and a clear area of four feet is required at the entrance to all tents. All tents will be flame retardant. Appropriate spacing is required between all temporary, semi-permanent, and permanent sleeping structures of all types, materials, and sizes. Appropriate spacing will be specified during application intake and review.~~

~~(ii) Minimum of 30 square feet per resident in group tents.~~

~~(iii) Minimum 40-50 cubic feet of air space per resident in group tents.~~

~~(iv) Beds arranged at least three feet apart in group tents.~~

~~(j) Waste water disposal, including mop sink, which drains to sanitary sewer.~~

(k) Solid waste: Garbage and recycling removal by local utilities. Adequate scheduled dumping to prevent overflow. ~~Estimate 30-gallon capacity per 10 residents.~~ Infectious waste/sharps disposal shall be made available.

(l) Premises must be maintained to control insects, rodents, and other pests.

(16) Premises must be maintained as approved by the Tacoma Fire Department (“TFD”), including:

(a) Approval letter from the TFD, should the ~~camp shelter site~~ contain structures in excess of 200 square feet or canopies in excess of 400 square feet.

(b) Provide ~~fire extinguishers in quantity and locations as specified by TFD, at least one fire extinguisher, as specified by TFD, within 75 feet from every tent, and at least one fire extinguisher in the kitchen facility and security office/tent.~~

(c) Adequate access for fire and emergency services, with a minimum of two access points, shall be maintained.

(d) No smoking or open flames shall be allowed in ~~tentsleeping or food prep structures.~~ Smoking within the ~~camp shelter site~~ will be within designated smoking areas only.

(e) Electrical inspections, in coordination with a Planning and Development Services electrical inspector, shall occur to ensure safe installation of power, if provided, ~~including~~ to support ~~tents and~~ facilities (administration, security, kitchen, dining, shower, hygiene, and latrine facilities) and ~~any individual living tentsleeping structures.~~

(f) Security Plan. The security plan shall:

(i) List the contact name and phone number of the on-site manager;

(ii) Contain an evacuation plan for the ~~camp~~ temporary shelter;

(iii) Contain a controlled access plan for residents; and

(iv) Contain a fire suppression and emergency access plan.

(17) Parking standards.

(a) Parking spaces, layouts, and configuration shall be designed in accordance with TMC 13.06.510.

(b) A minimum of two off-street parking spaces per 25 residents are required for all temporary ~~homeless campshelters.~~

(c) Any required parking for the principal/existing use on-site shall not be displaced as a result of the temporary ~~homeless campshelter.~~

(18) Refuse and recycling containers shall be provided on-site, with service provided by Solid Waste Management and paid for by the applicant.

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**13.06.700 Definitions and illustrations.**

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**13.06.700.P**

**Police Sector** – areas created by the Tacoma Police Department to support its Community Policing Division, which focuses on proactive policing in partnership with the community.

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**13.06.700.T**

**Temporary Shelters** – A temporary type of accommodation for persons without permanent housing or a fixed address that provides shelter by means of a structure or dwelling unit.

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**Chapter 13.05 – LAND USE PERMIT PROCEDURES**

**13.05.020 Notice process.**

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H. Notice and Comment Period for Specified Permit Applications. Table H specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

**Table H – Notice, Comment and Expiration for Land Use Permits**

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Interpretation of code	Recommended	100 feet for site specific	For general application	Yes	14 days	Director	No	No	None
Uses not specifically classified	Recommended	400 feet	Yes	Yes	30 days	Director	No	No	None
Boundary line adjustment	Required	No	No	No	No	Director	No	No	5 years <sup>3</sup>
Binding site plan	Required	No	No	No	No	Director	No	No	5 years <sup>3</sup>
Environmental SEPA DNS	Optional	Same as case type	Yes if no hearing required	No	Same as case type	Director	No	No	None
Environmental Impact Statement (EIS)	Required for scoping, DEIS and FEIS	1000 feet	Yes	Yes	Minimum 30 days	Director	No, unless part of associated action. Public scoping meeting(s) required	No	None
Variance, height of main structure	Required	400 feet	No	Yes	30 days	Director	No <sup>1</sup>	No	5 years
Open space classification	Required	400 feet	No	Yes	2	Hearing Examiner	Yes	Yes	None
Plats 10+ lots	Required	1000 feet	Yes	Yes	21 days SEPA <sup>2</sup>	Hearing Examiner	Yes	Final Plat	5 years <sup>6</sup>

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Rezoning	Required	400 feet; 1000 feet for public facility site	No; Yes for public facility site	Yes	21 days SEPA <sup>2</sup>	Hearing Examiner	Yes	Yes	None
Shoreline/CUP/ variance	Required	400 feet	No	Yes	30 days <sup>5</sup>	Director	No <sup>1</sup>	No	2 years/ maximum <sup>6</sup>
Short plat (2-4 lots)	Required	No	No	No	No	Director	No	No	5 years <sup>3</sup>
Short plat (5-9 lots)	Required	400 feet	No	Yes	14 days	Director	No <sup>1</sup>	No	5 years <sup>6</sup>
Site approval	Optional	400 feet	No	Yes	30 days <sup>5</sup>	Director	No	No	5 years
Conditional use	Required	400 feet; 1000 feet for development sites over 1 acre in size	No	Yes	30 days <sup>5</sup>	Director	No	No	5 years <sup>4</sup>
Conditional use, correctional facility (new or major modification)	Required	1,000 feet	Yes	Yes	30 days <sup>2</sup>	Hearing Examiner	Yes	No	5 years
Conditional use, large-scale retail	Required	1,000 feet	Yes	Yes	30 days <sup>2</sup>	Hearing Examiner	Yes	No	5 years
Conditional use, master plan	Required	1000 feet	Yes	Yes	30 days <sup>2</sup>	Director	Yes	No	10 years
Conditional Use, Minor Modification	Optional	No	No	No	No	Director	No	No	5 years
Conditional Use, Major Modification	Required	400 feet; 1000 feet for public facility sites and master plans	No	Yes	14 days <sup>5</sup>	Director	No	No	5 years
Temporary Homeless Camp Shelters Permit	Required	400 feet	Yes	Yes	14 days	Director	No	No	1 year
Minor Variance	Optional	100 feet <sup>7</sup>	No	No	14 days	Director	No <sup>1</sup>	No	5 years
Variance	Optional	100 feet	No	Yes	14 days	Director	No <sup>1</sup>	No	5 years
Wetland/Stream/ FWHCA development permits	Required	400 feet	No	Yes	30 days	Director	No <sup>1</sup>	No	5 years*
Wetland/Stream/ FWHCA Minor Development Permits	Required	100 feet	No	Yes	14 days	Director	No <sup>1</sup>	No	5 years*

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Wetland/Stream/FWHCA verification	Required	100 feet	No	Yes	14 days	Director	No <sup>1</sup>	No	5 years

INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.

\* Programmatic Restoration Projects can request 5 year renewals to a maximum of 20 years total.

When an open record hearing is required, all other land use permit applications for a specific site or project shall be considered concurrently by the Hearing Examiner (refer to Section 13.05.040.E).

<sup>1</sup> Conditional use permits for wireless communication facilities, including towers, shall expire two years from the effective date of the Director’s decision and are not eligible for a one-year extension.

<sup>2</sup> Comment on land use permit proposal allowed from date of notice to hearing.

<sup>3</sup> Must be recorded with the Pierce County Auditor within five years.

<sup>4</sup> Special use permits for wireless communication facilities, including towers, are limited to two years from the effective date of the Director’s decision.

<sup>5</sup> If a public meeting is held, the public comment period shall be extended 7 days beyond and including the date of the public meeting.

<sup>6</sup> Refer to Section 13.05.070 for preliminary plat expiration dates.

<sup>7</sup> Public Notification of Minor Variances may be sent at the discretion of the Director. There is no notice of application for Minor Variances.



# Temporary Shelters Permanent Regulations

## Discussion Outline

*January 3, 2018*

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### Objectives

- Create temporary shelter permanent regulations prior to the expiration of interim regulations on April 16, 2018.
- Create permanent regulations for temporary shelters that are responsive to the needs of various homeless populations and concerns of faith-based and non-profit providers, resulting in enhanced safe, healthy shelter space.

### Summary

Staff recommends retaining many of the interim regulation changes. Additional areas of study that impact the scope of review are based on information from faith-based organizations, concerned citizens, planning commission, councilmembers, and are outlined below:

- Potentially allowing temporary shelters that are compliant, successful, and integrated into community to continue beyond the timelines currently outlined in the municipal code
- Potentially clarifying the regulations to allow for the accommodation of various types of sheltering and provide flexibility to providers
- Potentially reviewing facility and service provision to reduce barriers and clarify level of provision based on sheltering scheme
- Potentially expanding the notification radius
- Potentially creating and standardizing associated definitions throughout code (including police sector and temporary shelters)

### Area of Applicability

City-wide. Under the interim regulations, up to six shelters may be located throughout the city. The first four must be distributed in one of each of the four police sector areas; an additional two are eligible to be placed, in different sectors, once four have been placed (one in each sector).

### Background

On May 2, 2017, the City Council adopted Resolution No. 39716, directing the City Manager to prepare an Emergency Temporary Aid and Shelter Program and an ordinance declaring a state of emergency, in response to the current homelessness crisis.

On May 9, 2017, the City Council adopted Ordinance No. 28430, declaring a State of Public Health Emergency, effective through October 9, 2017. On that same date, the City Manager presented the 3-

phase Emergency Aid and Sheltering Program and immediately began the implementation of the program.

On June 6, 2017, the City Council adopted Ordinance No. 28432, enacting interim zoning and land use controls as an emergency measure, effective through November 14, 2017, to permit the City to site temporary emergency shelters in response to the declared public emergency. The modified regulations, adopted by Council on October 17, 2017, enable the continued operation of the current stability site, as well as to allow faith-based organizations and non-profits to host temporary homeless camps, as substantially outlined in the Tacoma Municipal Code, Section 13.06.635.B.4. The interim regulations are effective through April 16, 2018.

The primary modifications to the temporary shelters regulations are summarized below:

**A. Number of Residents**

Preexisting Code: Maximum of 100 residents per camp.

Interim Regulations Modifications: Maintains the number of residents per camp at the 100 person limit during the period of the interim regulations. Number of residents per camp shall be proposed by organization running the camp and population being served. Planning and Development Services staff shall work alongside Neighborhood and Community Services staff to recommend appropriate numeric thresholds for camps based on targeted population, capacity of provider, site conditions, and access to facilities and services as part of the permit process.

Draft Permanent Regulations Modifications: Interim regulations maintained.

**B. Types of Sheltering**

Preexisting Code: While the original ordinance was focused on outdoor/tent sheltering models it did not preclude other types, such as indoor sheltering.

Interim Regulations Modifications: In response to the desire for increased flexibility in how individuals are sheltered as expressed by Neighborhood and Community Services staff and faith-based organizations, the interim regulations more clearly allow for indoor sheltering at the request of an applicant and ensures that the building meets all other required life safety regulations.

Draft Permanent Regulations Modifications: Recognizing that there are a wide variety of sheltering models, some of which may be appropriate or not appropriate in different circumstances, and that sheltering models are continuously evolving the regulations are designed to ensure sufficient flexibility for different or innovative models to be requested, reviewed, and considered.

**C. Site Area and Number of People per Area**

Preexisting Code: Specific minimum site area required based on the number of people to be housed in the facility.

Interim Regulations Modifications: During the period of the interim regulations, a review of site requirements to ensure total site area and number of people per defined square footage matches

the site provision of various entities interested and capable of hosting a camp, and consider appropriate changes during the development of the permanent regulations.

Draft Permanent Regulations Modifications: Site area and number of people per area maintained.

#### **D. Maximum Duration of Camp**

Preexisting Code: 93 consecutive days with 40-day extension.

Interim Regulations Modifications: Based on best practices and needs of potential providers, extend the duration to 185 consecutive days with an inclement weather season provision to allow camp extensions during harsh winter weather.

Draft Permanent Regulations Modifications: A provision that would allow, in special cases, for maximum duration to extend past 185 days and a typical 40-day extension.

#### **E. Recurrence of Camp at a Specific Site**

Preexisting Code: Prevents a provider from hosting a camp within two (2) years of the start date of the previous camp hosted on the same site.

Interim Regulations Modifications: Recurrence period shortened to six (6) months between end and start date of a camp hosting period.

Draft Permanent Regulations Modifications: Interim regulations maintained.

#### **F. Number of Camps Allowed in the City of Tacoma**

Preexisting Code: Two (2) camps to be concurrently hosted within the City.

Interim Regulations Modifications: Increases the total number to six (6) camps. Additionally, a maximum of two (2) camps shall be allowed in any single Police Sector at any given time and a minimum of one-mile must separate each temporary shelter site. Prior to approving a request for a second temporary shelter location within a sector, all other sectors should have a temporary shelter location. As part of process for approving a second location within a sector, the City shall determine whether there are adequate City services to support the second location in a sector.

Draft Permanent Regulations Modifications: Exempts City-run or funded sites from the total of six (6) camps.

#### **G. Site Requirements**

Preexisting Code: Outlines size, area per resident, security, and screening requirements.

Period of Interim Regulations Review: During the period of the interim regulations, the site requirements should be reviewed and appropriate measures should be established during the development of the permanent regulations with the intent to remove unnecessary barriers for potential providers.

Draft Permanent Regulations Modifications: Additional flexibility, particularly in regards to screening and types of structures, has been achieved by limiting prescriptive regulations in favor of working with providers on a case-by-case basis to ensure that security, health, and life safety issues are addressed.

## **H. Age of Camp Inhabitants**

Preexisting Code: Minimum 18 years of age

Period of Interim Regulations Review and Interim Regulations Modifications: In order to properly consider the needs of families in need of assistance, the minimum age requirement should be reviewed and appropriate adjustments made. During the period of interim regulations, unaccompanied minors will not be accepted, but those aged under 18 accompanied by a guardian may be allowed access to faith-based organization and non-profit run temporary homeless camps. This would be something reviewed and considered as part of the discretionary temporary use permit process.

Draft Permanent Regulations Modifications: Interim regulations maintained.

## **I. Facility and Service Provision**

Preexisting Code: Outlines hygiene and sanitation facility location and numbers.

Period of Interim Regulations Review: The number of hygiene and sanitation facilities provided shall remain the same during the period of the interim regulations, with the exception of more clearly allowing indoor facilities to be used. Indoor facility numbers will be in keeping with fixture counts compliant with building regulations. Staff shall review facility and service provision provided on site, and the review should include: number of washing stations and possibility of facility in lieu, number of portable toilets and possibility of facility in lieu, number of showering facilities and possibility of facility in lieu, number of food preparation area/tent and possibility of facility in lieu, and type of sleeping shelter.

Draft Permanent Regulations Modifications: Interim regulations maintained, although some of the very detailed standards, such as mandating the specific location of certain types of facilities, has been removed in favor of a more flexible process of evaluation through the site-specific temporary use permit process.

## **J. Application Requirements**

Preexisting Code: Outlines requirements prior to or at the time of application submission including scope of shelter, site plan, service provision, and proof of liability insurance.

Period of Interim Regulations Review: Requirements largely maintained with added flexibility for the use of indoor service provision

Draft Permanent Regulations Modifications: Requires the filing of a signed trespass order with the Tacoma Police Department, which would allow police and emergency services to access private property in case of disruption or emergency.

## **Outreach Summary**

### To-Date

June 15 - Presented at the Associated Ministries quarterly meeting to provide updates on the state of emergency and facilitate a focus group with FBOs receive feedback and provide support on how they can engage with supporting individuals and families experiences homelessness. A summary and follow-up was provided the following day (NCS: Tiegan Bradbury)

August 10 - Met with Associated Ministries to discuss the survey created for FBO leaders to received feedback on the Temporary Shelter ordinance modifications. Incorporated Associated Ministries feedback into survey. Asked to use the City's standing time during the quarterly meeting to facilitate a focus group on ordinance changes (NCS: Tiegan Bradbury)

August 21 - Began RFP design for the Temporary Overflow Family Shelter (TOFS) at Bethlehem Baptist (NCS: Tiegan Bradbury)

August 31 - Met with Associated Ministries to finalize the survey, the agenda for the quarterly meeting, and the "Call to Action" designed with MCO (NCS: Tiegan Bradbury)

Sept. 21<sup>st</sup> – Associated Ministries Meeting – presentation and focus group (NCS: Kristin Ely, Erica Azcueta, PDS: Lauren Flemister)

October 26<sup>th</sup> – Presentation and Q&A at Community Council (PDS: Lauren Flemister)

October 27<sup>th</sup> – Presentation and Q&A at Phase 2 Meeting at Salvation Army Citadel (NCS: Erica Azcueta, Colin DeForrest, PDS: Lauren Flemister), *staffed weekly* by NCS

November 6, NCS (Tiegan) submitted the permit request for Bethlehem Baptist Church's TOFS program.

December 5<sup>th</sup> – Associated Ministries Quarterly Meeting – will be staffed by PDS and NCS

### Upcoming

January 10<sup>th</sup> – Staff from PDS and NCS will be available to discuss draft code changes at Open House.



**From:** [Rita Andreeva](#)  
**To:** [Planning](#)  
**Subject:** Re: my suggestions to solve the homelessness issue  
**Date:** Wednesday, January 24, 2018 6:08:18 PM

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1. City of Tacoma should be working with people instead of against people in situations of overcrowding, unsafe living conditions, etc. It should not rush to evict people, contributing to homelessness, but, instead, create a plan to remedy the problems and provide a subsidy. Example: a bunch of artists were evicted from the building on the NE corner of Tacoma Ave and 13th St. There was a curiosity shop and tattoo shop downstairs and a bunch of starving artists living and working in the building. I don't know all the details, but everyone was kicked out on the street, which should not have happened. The City should have worked with the building owner to address the problems and offer subsidies if needed, and help to create a plan of action and a reasonable timeline.
2. Instead of spending the money on the stupid light rail street car thing to make a few blocks' loop, which is a total waste of money, all those locations are easily accessible by buses! Cancel the stupid project and use the money to build a big building to house the homeless.
3. Create a program whereby all the used motor homes, and there are hundreds of them sitting around in dealers' lots, unused, can be purchased by homeless people who can not use their housing vouchers because of bad credit, because of lack of affordable apartments, and lack of landlords willing to rent to people with Section 8 vouchers, especially those with bad credit. The vouchers keep getting returned. But one or two month's worth of voucher should be able to purchase a small used motor home! In the situations where people are not able to drive, there should be safe parking areas for those motor homes. The City can work with businesses that have largely empty parking lots. Living in tents is unhealthy and unsanitary!
4. There are some large vacant buildings with lots of parking space around them. For example: a former KMart building on 6th Ave. Such a building can be used for temporary indoor campsite, as well as the parking lot can be used to park the motor homes and vans. It appears that some stores had in their lease agreements a clause whereby the building can not be leased to another similar store. So the building sits empty for long periods of time. The City should work with the owner to perhaps waive the property tax if they owner lets the homeless use the building for an indoor campsite, and to turn on the utilities. The homeless with income can be charged a reasonable sliding-scale utilities fee.
5. The City should stop nitpicking at people with old multifamily houses or single-family houses they want to convert to multi, by dividing rooms, adding bathrooms, etc. They should not make it prohibitively expensive for people to comply with stupid rules and codes and permits, but, in case of old houses and buildings, either wave the codes, or to give grants to homeowners to add livable units or to bring the ones they have up to code, which they can't use because of code violations, as long as those homeowners agree to accept housing vouchers or charge lower than market rents for a certain agreed length of time.
6. Many empty lots in Tacoma and Pierce County have prohibitions about camping on them or living in RVs, unless only for a short time, while building a house. Those prohibitions should all be removed, so the lots can be used to live on.

Rita Andreeva

**From:** fourstarsafestreeets@juno.com [mailto:fourstarsafestreeets@juno.com]  
**Sent:** Saturday, January 27, 2018 4:14 PM  
**To:** Wung, Lihuang  
**Subject:** Planning Commission Public Hearing on Temporary Shelters Regulations - Feb. 7, 2018

Hi,

WE received your message from Darren Penn. I wonder if you know what areas of Section 4 are being considered for homeless camp. Would they use private property or city owned property? Thank you very much, Nancy and Donn Moyer, Four Star Safe Streets

----- Forwarded Message -----

**From:** Darren Pen <DPen@safest.org>  
**To:** Darren Pen <DPen@safest.org>  
**Sent:** Thu, 25 Jan 2018 22:58:28 -0500 (EST)  
**Subject:** Planning Commission Public Hearing on Temporary Shelters Regulations - Feb. 7, 2018

**Dear All – PLEASE SHARE WITH OTHERS & POST IT ON GROUP'S FACEBOOK. THANKS!**

Begin forwarded message:

**From:** "Wung, Lihuang" <[LWUNG@ci.tacoma.wa.us](mailto:LWUNG@ci.tacoma.wa.us)>  
**Date:** January 23, 2018 at 12:16:30 PM PST  
**To:** "Wung, Lihuang" <[LWUNG@ci.tacoma.wa.us](mailto:LWUNG@ci.tacoma.wa.us)>  
**Subject: Planning Commission Public Hearing on Temporary Shelters Regulations - Feb. 7, 2018**

The Tacoma Planning Commission will conduct a public hearing on Wednesday, February 7, 2018, concerning the Proposed Temporary Shelters Permanent Regulations.

The proposal would:

- Allow for a variety of sheltering models;
- Allow shelters to extend from 93 to 185 days with an extension;
- Allow six camps to be operated in the City with a maximum of 2 in any one police sector;
- Provide additional flexibility for some site and facility requirements; and
- Define "police sector" and "temporary shelter".

The public hearing will be held in the Council Chambers, Tacoma Municipal Building, 747 Market Street, and begin at approximately 5:30 p.m., half an hour after the meeting is convened. The Commission will keep the public hearing record open through February 9<sup>th</sup> to accept additional written comments.

For more information about the hearing subject and how to submit comments, please see the attached Public Hearing Notice.

Regards,

***Lihuang Wung***

Planning and Development Services Department

747 Market Street, Room 345, Tacoma, WA 98402  
Phone: (253) 591-5682

Email: [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

Web: [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

**Best regards,**

**Darren Pen**  
**Community Mobilization Specialist**



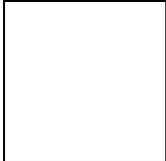
**622 Tacoma Ave S Ste 1 | Tacoma, WA 98402**  
**253.272.6824 | [safest.org](http://safest.org) |**

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**1 Simple Trick Removes Eye Bags & Lip Lines in Seconds**

Fit Mom Daily

<http://thirdpartyoffers.juno.com/TGL3132/5a6d15fad073015fa0239st04duc>



**From:** Darren Pen [<mailto:DPen@safest.org>]

**Sent:** Thursday, January 25, 2018 7:58 PM

**To:** Darren Pen

**Subject:** Planning Commission Public Hearing on Temporary Shelters Regulations - Feb. 7, 2018

**Dear All – PLEASE SHARE WITH OTHERS & POST IT ON GROUP'S FACEBOOK. THANKS!**

Begin forwarded message:

**From:** "Wung, Lihuang" <[LWUNG@ci.tacoma.wa.us](mailto:LWUNG@ci.tacoma.wa.us)>

**Date:** January 23, 2018 at 12:16:30 PM PST

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Regards,

***Lihuang Wung***

Planning and Development Services Department  
747 Market Street, Room 345, Tacoma, WA 98402  
Phone: (253) 591-5682  
Email: [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)  
Web: [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

**Best regards,**

**Darren Pen  
Community Mobilization Specialist**



*Take charge, make CHANGE*

**622 Tacoma Ave S Ste 1 | Tacoma, WA 98402  
253.272.6824 | [safest.org](http://safest.org) |**

**From:** [JERALD R PISCHEL](#)  
**To:** [Planning](#)  
**Subject:** Temporary Shelters - Permanent Regulations  
**Date:** Thursday, January 25, 2018 10:51:42 AM

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I am a long-time resident of NE Tacoma and would like to comment on the Planning Commission hearing regarding temporary shelters for the homeless.

When considering locations for these shelters, please plan to place the shelters in commercial or open areas of the community - not in residential areas or near schools or parks. A homeless shelter will negatively impact the property values of residential areas. The crime rate often increases where homeless shelters are established because of the lack of adequate screening of participants and the inadequate coverage by police.

A homeless shelter also makes it less safe for children walking to and from school or local parks.

Thank you for considering these comments.

Karen Pischel  
5801 Frances Ave NE  
Tacoma, WA 98422  
Phone: 253-927-0656

