

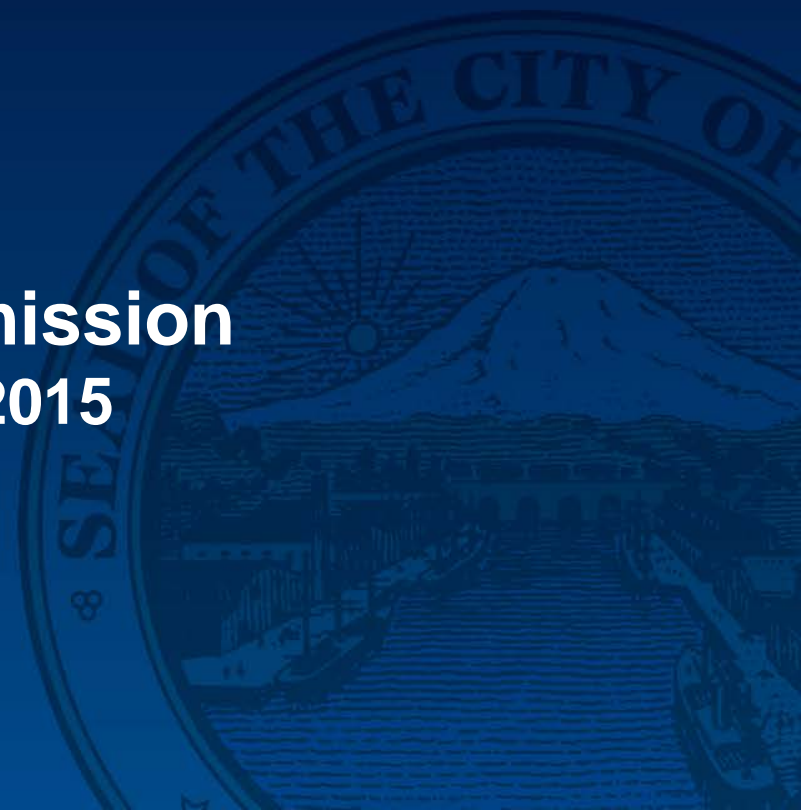
Plan and Code Cleanup

City of Tacoma

Planning and Development Services

Planning Commission

February 18, 2015



Background

- We do plan and code cleanups every year to update information, address inconsistencies, correct minor errors and improve administrative efficiency.
- These potential minor amendments are a result of feedback from the community, customers, and internal staff.

1. Revise Quorum for Planning Commission

- Currently, to have a quorum a “majority of the members of the commission” must be present.
- This creates issues when not all of the positions on the commission are filled.
- Change to say “a simple majority of appointed positions shall constitute a quorum.”

2. Height Variances Outside of VSD and Accessory Buildings

- Currently, applicants can't even ask for additional height, which, makes for unnecessary rezones sometimes.
- This will likely be strict and limited.

3. Review Parking Code

- Correct inconsistencies between bonuses for providing bike parking for affordable housing types and the required bike parking for multi-family.
- Opportunity to address other minor parking issues.

4. Refine Landscaping Code

- Fine-tune the newly adopted Landscaping Code.
- For example: Instead of a separate calculation of overall landscaped area for perimeter, interior and overall site, do a single calculation for total parking area-to-landscaping.
- Other minor changes to simplify the code.⁶

5. Simplify Core and Pedestrian Streets

- Part of this is going to be done with the Mixed-Use Center Update.
- Address terminology inconsistencies between the different zones (core pedestrian streets, designated pedestrian streets, pedestrian streets) to create a more unified system.

6. Revise DRA Section to Make More General

- Make the DRA section more general because whatever is proposed will be reviewed and negotiated.
- Allow other sustainability measures to apply rather than just L.E.E.D. gold level certified or another well-recognized rating system.

7. Allow Reasonably Sized Apartment Signs in the R-Districts

- The residential districts don't have allowance for signs other than real estate signs and home occupation signs.
- Subdivisions and PRDs are allowed to have neighborhood identification signs.

8. Have a Clear “Sunset Clause” for Discontinued CUPs

- It is unclear if properties that are a conditional use that have been vacant for a certain amount of time need to get a new CUP to reestablish the use.
- Juvenile community facilities and work release centers require a new CUP if the property has not been devoted to the authorized conditional use after 12 consecutive months.

9. Remove the “Within 6 feet is Attached” Rule

- This proposal would make it either/or buildings are physically attached at a roof or a wall or they are not attached.
- This rule currently creates confusion with development standards.
- Having buildings be either attached or not attached will create better predictability and alleviate some non-conformity.

10. Clarify the Master Plan Process for Conditional Uses

- No change to the Master Plan process, this is for clarity.
- We would flesh out this part of the code, and move to a more appropriate section of the code (it is currently in the Land Use tables).

11. Review Fence Standards

- Look at inconsistencies in fence provisions throughout the code. Make sure that they make sense and relate to each other.
- Explore the potentiality to add height provisions and design standards.

12. Change the CUP Notification Process to 400 Feet Across the Board

- This would change the major modification notice for conditional uses from 100 ft. to 400 ft.
- The impact of large facilities, especially in residential areas, is greater than 2 properties.

13. Streamline the Review Process for Short Plats

- Clarify final plat process for all short plats. Right now, the City has been approving final short plats on a case-by-case basis.
- Would like formal review process for 2-4 lot short plats versus 5-9 lot short plats versus short plats with private accessways.
- The code also requires more signatures than necessary for final short plats of 5-9¹⁵ lots.

14. Add Additional Options for Awning Regulations

- Awnings have a 5 ft. depth requirement, but the fire code has a maximum of 4 ft. before sprinkling requirements kick in.
- We are looking to add more options to the awning regulations so as to not be required to add sprinklers for all flammable awnings.

15. Review Waiver Processes Throughout Code

- We have not processed a waiver for a fee since 2001.
- Should these waivers exist as is, be replaced by an appropriate variance type, be eliminated, or rephrased without the word “waiver?”

16. Review Procedure for Minor Adjustments in Annexations

- The Pierce County Countywide Planning Policies call for a concerted, cooperative planning effort between cities/towns and the County prior to an annexation going forward. Some thought is currently being given to allow for a small parcel(s) exception to this approach

Smaller Cleanup Items

- Add Reference to 13.11 within the nuisance code for sites with overgrown vegetation near critical areas.
- Add unanticipated discover language to 13.05, 13.07, or 13.12 for SEPA purposes.
- Add that the city is the lead Agency for SEPA under the DRA process
- Cleanup historic CUP
- Change the language for level 1 wireless facilities
- Make the allowed real estate signs be temporary in R1 sign regulations
- Clarify if athletic field regulations for parks are meant to be applied to schools.
- Make the language for signage in commercial and x-

Smaller Cleanup Items Cont.

- Minimum density explanation language says round up to the nearest whole number and the example is rounding down.
- 13.06A.065.E.7 reference does not make sense
- 13.06.522.K heading is incorrect
- Clarify the difference between blade and projecting signs
- Fix references in 13.10, 13.11, and 13.06.630
- Volcanic Hazard Area definition needs finished
- Remove “Land Use Administrator” throughout code
- Update Regional Growth Center Map

Next Steps

- Gather feedback from the Planning Commission on this list of minor amendments
- Come back in 6-8 weeks with staff analysis of these and any additional amendments

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