



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Allison Barker, Planning Services Division
Subject: **Plan and Code Cleanup (Annual Amendment #2015-10)**
Meeting Date: February 18, 2015
Memo Date: February 11, 2015

At the February 18, 2015, Planning Commission meeting, staff will present an overview of the proposed minor amendments to the Land Use Regulatory Code and the Comprehensive Plan to be evaluated as part of this year's annual amendment process. These amendments are intended to update information, address inconsistencies, correct minor errors, and improve administrative efficiency.

Attached for your review as "Exhibit A" is a list of proposed Code and Plan cleanup items, which are categorized into "Larger Cleanups" and "Smaller Cleanups." Larger cleanups will require more thoughts and review, while smaller cleanups are generally less intensive, such as scrivener's errors.

Staff will seek the Commission's feedback on whether these cleanup items should be moved forward for technical analysis or if there are any additional items that should also be considered.

If you have any questions, please contact me at (253) 591-5145 or abarker@cityoftacoma.org.

Attachment

c: Peter Huffman, Director

Larger Cleanup Items

	Code Section	Proposal	Issue/Change
1.	13.02.041	Revise Quorum for Planning Commission	Currently, a quorum requires a “majority of the members of the commission.” This creates issues when there are some positions of the commission are not filled. Change to say “a simple majority of appointed filled positions shall constitute a quorum.”
2.	13.06.645	Consider allowing height variances outside of VSD and accessory buildings	Currently, applicants can’t even ask for additional height. This makes for unnecessary rezones sometimes.
3.	13.06.510	Review Parking Code to correct inconsistencies	There are inconsistencies between bike parking bonuses for mini flats and the required bike parking.
4.	13.06.502	Refine Landscaping Code	Simplify the newly adopted Landscaping Code. 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.
5.	13.06, 13.06A	Simplify core and pedestrian streets	Related to both development requirements and streetscape design. Terminology inconsistencies between the different zones.
6.	13.05.095	Revise DRA section to have more general language because whatever is proposed will be reviewed and negotiated.	Currently, the code states that the building(s) shall be L.E.E.D certified to a gold level or certified under another well-recognized rating system. This should be more general and include examples of other possible sustainability measures.
7.	13.06.522	Allow reasonably sized apartment signs in Residential districts	The residential districts don’t have any allowance for signs other than real estate signs and home occupation signs.
8.	13.06.630	Have a clear “sunset clause” for discontinued CUPs	After a use has been vacant for a certain amount of time, should there be a new conditional use permit to reestablish the use?
9.	13.06.700.A	Remove the “within 6 ft. is attached” rule	This proposal would be to make it either/or buildings are physically attached at a roof (any roof) or a wall or they are not attached.

	Code Section	Proposal	Issue/Change
10.	13.06 Land Use Tables	Clarify the “Master Plan” process for Conditional Uses	No change to the Master Plan process, this is for clarity. Flesh this part of the code out more and move it to a more appropriate section.
11.	13.06.501 13.06A.111	Review fence standards	Look at inconsistencies in fence provisions the throughout the code. Explore the potentiality to add height provisions and design standards.
12.	13.05.020	Change the CUP notification process to 400 ft. across the board	The impact of large facilities is greater than 2 properties so this would change the major modification notice for conditional uses from 100 ft. to 400 ft.
13.	13.04.090	Streamline the review process for short plats of 5-9 lots.	The code states that final short plats of 5-9 lots are supposed to go to City Council, which is not necessary. The code also requires more signatures than necessary.
14.	13.06.501	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.
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 using the word “waiver?”
16.	Plan	Review procedure for minor adjustments in annexations	To be worked on over the next couple of months with other jurisdictions.

Smaller Cleanup Items

	Code Section	Proposal	Issue/Change
17.	8.30	Add reference to 13.11 within the nuisance code for sites with overgrown vegetation near critical areas.	Adding the reference will improve clarity.
18.	13.05, 13.07, 13.12	Add unanticipated discovery language to 13.05, 13.07, or 13.12 for SEPA purposes.	These sections do not currently explain the full discovery process.

	Code Section	Proposal	Issue/Change
19.	13.05.095.D.4	Add that the City is the lead agency for SEPA's under the DRA process.	This is not currently stated in the code.
20.	13.06.640.F	Cleanup historic CUP	Small language cleanups
21.	13.06.645	Change the language for level 1 wireless facility in 13.06.545 to more closely resemble SEPA language of WAC 197-11-800	This is to improve consistency between the WAC and our code.
22.	13.06.522.A	Make the allowed real estate signs in the R1 sign regulations section be temporary.	The word temporary is missing.
23.	13.06.602.A	Clarify if athletic field regulations for parks are also meant to be applied to school athletic fields. Potentially move 13.06.602.A.4.p to parks section (13.06.560).	If the athletic field regulations are meant to apply to schools also, this should be stated clearly.
24.	13.06.522	Make the language for signage in commercial and x-districts consistent.	Replace multiple words (business/tenant/frontage) with one consistent word.
25.	13.06.300.E	Minimum density explanation language says round up to the nearest whole number and the example is rounding down.	The word "up" needs to be removed.
26.	13.06A.065.E.7	13.06A.065.E.7 reference does not make sense.	This references "types" which are no longer in the landscaping code.
27.	13.06.522.K	Heading is incorrect.	
28.	13.06.521	Clarify the difference between blade and projecting signs.	These signs are similar and it gets confusing.
29.	13.10, 13.11, and 13.06.630	Fix references in 13.10, 13.11, and 13.06.630	Small reference changes

	Code Section	Proposal	Issue/Change
30.	13.11	Volcanic Hazard Area definition needs finished	The definition sentence needs to be completed.
31.	13.11.250.C	Remove "Land Use Administrator" throughout code	Replace with "Planning Director."
32.	Plan	Update the Regional Growth Center Map	The RGC map does not reflect the Hilltop Subarea Plan changes.