

City of Tacoma Billboard Regulations

Proposed Amendments to the Tacoma Municipal Code



Public Review Document

Prepared for
Planning Commission Public Hearing
October 7, 2015

City of Tacoma
Planning & Development Services Department
Planning Services Division
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Introduction

The City of Tacoma is exploring alternatives to its existing billboard regulations. The goal is to have an overall reduction of billboards and protect neighborhoods and sensitive uses such as historic districts and shoreline areas. This process is part of an effort to successfully end a legal “standstill” agreement between the City and Clear Channel Outdoor regarding the City’s efforts to enforce its billboard regulations.

A Billboard Community Working Group (CWG) was established in September 2014 to facilitate a robust discussion, creativity and inclusion of varied viewpoints and analysis during a community process to explore regulatory alternatives for billboards. The CWG consisting of 18 members representing a diverse social and professional makeup produced its final report in February 2015, which was endorsed by the City Council.

The City Council directed the Planning Commission to review the regulatory alternatives as recommended by the CWG and develop proposed amendments to the Tacoma Municipal Code for the Council’s consideration. The Commission has developed draft code revisions based on the recommendations of its Billboard Task Force, consisting of four Commissioners who conducted intensive reviews and discussions during August-September 2015.

In summary, the proposed code revisions would:

- Provide for relocation credits which emphasize removal of pole-mounted billboard signs in favor of billboard wall signs.
- Open the following additional zones to billboard wall signs: DCC, DMU, WR, PDB, UCX, CCX, CIX, and NCX.
- Allow billboard wall signs over 300 square feet with staff review.
- Increase height limit to 35 feet in areas over 500 feet from areas not permitting billboards.
- Reduce required distance between both pole mounted and wall mounted billboards.
- Reduce buffer distance from no-billboard zones and sensitive uses (such as schools, parks, historic properties) from 500 feet to 250 feet.
- Reduce design standards while retaining prohibition of poles signs that are off-set, over-cantilevered, extend over buildings, and have more than one face per side of the billboard.
- Require efficient lighting and no illumination between midnight and 5 am.
- Require stricter enforcement for signs with graffiti.
- Retain amortization as a means to remove non-conforming billboards.

The Planning Commission will conduct a public hearing on Wednesday, October 7, 2015, to receive public comments on the proposed land use regulations concerning billboards. This Public Review Document has been prepared for the Commission's public hearing and contains the following information:

- Public Hearing Notice
- Proposed Land Use Regulatory Code Amendments
- Determination of Environmental Nonsignificance and Environmental Checklist

For more information, please visit www.cityoftacoma.org/planning and click on "Billboard Regulations" or contact John Harrington at 253-279-8950 or jharring@cityoftacoma.org.



NOTICE OF PUBLIC HEARING

PROPOSED LAND USE REGULATIONS CONCERNING BILLBOARDS

PLANNING COMMISSION PUBLIC HEARING

Wednesday, October 7, 2015 5:00 p.m. City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

WHAT IS BEING CONSIDERED?

The Planning Commission is seeking public comment on the proposed land use regulations concerning Billboards. The proposal would amend the Tacoma Municipal Code to create an exchange program in which new billboards would be allowed in certain areas in exchange for removing non-conforming billboards. As proposed, the program would expand the areas where billboards would be allowed, reduce some development standards, incentivize removals from certain sensitive areas, and require removal or correction of all non-conforming billboards within 5 years.

WHAT IS THE PROPOSAL INTENDED TO ACHIEVE?

The City of Tacoma is exploring alternatives to its existing billboard regulations, which has resulted in litigation against the city. The goal is to have an overall reduction of billboards and protect neighborhoods and sensitive uses such as historic districts and shoreline areas.

The Proposal at a Glance

1. Provides for relocation credits which emphasize removal of pole-mounted billboard signs in favor of billboard wall signs.
2. Opens the following additional zones to billboard wall signs: DCC, DMU, WR, PDB, UCX, CCX, CIX, and NCX.
3. Allows billboard wall signs over 300 square feet with staff review.
4. Increases height limit to 35 feet in areas over 500 feet from areas not permitting billboards.
5. Reduces required distance between both pole mounted and wall mounted billboards.
6. Reduces buffer distance from no-billboard zones and sensitive uses (such as schools, parks, historic properties) from 500 feet to 250 feet.
7. Reduces design standards while retaining prohibition of poles signs that are off-set, over-cantilevered, extend over buildings, and have more than one face per side of the billboard.
8. Requires efficient lighting and no illumination between midnight and 5 am.
9. Requires stricter enforcement for signs with graffiti.
10. Retains amortization as a means to remove non-conforming billboards.

HOW TO PROVIDE COMMENTS?

You can provide oral testimony at the public hearing on October 7, 2015 or provide written comments using the return address on this card no later than 5:00 p.m. on October 9, 2015, by facsimile at (253) 591-5433 or via e-mail to planning@cityoftacoma.org

ADDITIONAL INFORMATION

A Preliminary Determination of Nonsignificance (DNS) has been issued based on the completion of an environmental checklist. Comments must be submitted by October 9, 2015. Unless modified by the City, this determination will become final on October 16, 2015. The DNS, the environmental checklist, and additional information associated with the proposal, are available from the Planning and Development Services Department, 747 Market Street, Room 345; or visit the following website:

www.cityoftacoma.org/Planning

(and click on "Billboard Regulations")

STAFF CONTACT

If you have additional questions or comments please feel free to contact John Harrington at (253) 279-8950 or jharrinq@cityoftacoma.org.

The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Special accommodations can be provided upon request within five (5) business days prior to the hearing. To arrange for these accommodations please contact the Planning and Development Services Department at (253) 591-5030 (voice) or (253) 591-5153 (TDD).



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Billboard Code Amendments

DRAFT LAND USE REGULATORY CODE AMENDMENTS September 23, 2015

These proposed amendments include modifications to the following Sections of TMC Title 13, the Land Use Regulatory Code:

13.06 – Zoning

- 13.06.521 – General Sign Regulations
- 13.06.522 – District Sign Regulations
- 13.06.523 – Billboard Sign Regulations (*proposed new section*)
- 13.06.700 - Definitions

13.06A – Downtown Tacoma

- 13.06A.050 – Additional use regulations.

*Note – These amendments show all of the changes to the *existing* land use regulations. The sections included are only those portions of the code that are associated with these amendments. Where existing text is being modified, new text is underlined and text that is deleted is shown in ~~strikethrough~~.

Repeal the following Code Sections:

TMC Sections 13.06.521.M (Billboards), 13.06.521.N.5 (Nonconforming Signs, Billboards), 13.06.521.N.6 (Amortization), 13.06A.050.B.5 (Downtown Billboards), and the portions of the tables in Sections 13.06.522.J, K and L that are specific to “Billboards”

Modify the following Code Sections:

13.06.700.B Definitions

* * *

Billboard, standard. ~~An Any permanent~~ off-premises sign ~~greater than 72 square feet in size~~. This type of sign is generally composed of materials (panels or modules) mounted on a building wall or freestanding structure, or painted directly on the wall or freestanding structure, that are changed on a regular basis.

Billboard, digital. ~~An Any permanent~~ off-premises sign ~~greater than 72 square feet in size~~, utilizing digital message technology capable of changing the message or copy on the sign electronically. Digital billboards are not considered under the definitions of animated sign, changing message centers, electrical signs, illuminated signs, or flashing signs.

* * *

Enact the following new section:

13.06.523 Billboards

A. New billboard faces.

1. Any new billboard must be installed in compliance with this chapter. In no case shall the number of billboard faces and total square footage of billboards in the City of Tacoma exceed 311 billboard sign faces and 93,684 square feet of total billboard sign area.
2. Installation/placement of any new or relocated billboard structure and/or face requires a sign permit.
3. New billboards shall only be allowed through an exchange program under which the removal of nonconforming billboards generates credits and the construction of new billboards consumes credits, based on the following structure:
 - a. Relocating from a nonconforming freestanding billboard in any zone to a wall-mounted billboard in a permitted downtown district (DCC, DMU, WR) or the UCX mixed-use district is allowed at a 2:1 exchange ratio (two square feet of new wall-mounted billboard sign area will be allowed for every one square foot of freestanding billboard signage removed).
 - b. Relocating from a nonconforming freestanding billboard to a wall-mounted billboard in the same district or the CCX, CIX, or PDB districts will result in an allowed 1.5:1 exchange ratio (One and a half square feet of new wall-mounted billboard sign area will be granted for every one foot of freestanding billboard signage removed).
 - c. All other freestanding billboard relocations in the C-2 and industrial zones will be allowed based on a 1:1.5 exchange ratio (one square foot of new freestanding billboard sign area will be granted for every one and a half square feet of nonconforming billboard area removed).
 - d. Relocation from nonconforming freestanding billboards to wall-mounted billboards in the NCX district will be allowed at a 1:1 ratio, but only after the R-2, R-4, RCX, CONS, S-10, and C-1 districts are free of nonconforming billboards.
4. Demolition. Removal of all faces from a billboard structure shall also require the issuance of a demolition permit for the structure itself and removal of billboard faces (and their associated structures, if necessary) shall be completed prior to the construction of new or relocated billboard faces. Structures removed shall be removed to grade and the grade restored at the site.

B. Location.

1. Billboards shall only be allowed per the following table.

Billboard Use Matrix

| Size (Sq. Ft.) | Type of Sign | Zones | | | | | | | | | | | |
|----------------|--------------|----------------|----|----|---------------|---------------|-----|-----|-----|-----|-----|----|-----|
| | | PMI | M2 | M1 | C2 | CIX | UCX | NCX | CCX | DCC | DMU | WR | PDB |
| ≤ 72 | Wall Mounted | P | P | P | P | P | P | P+ | P | P | P | P | P |
| | Freestanding | Relocated only | | | | Not Permitted | | | | | | | |
| 73 to 300 | Wall Mounted | P | P | P | P | P | P | P+ | P | P | P | P | P |
| | Freestanding | Relocated only | | | | Not Permitted | | | | | | | |
| > 300 | Wall Mounted | P | P | P | P | P | P | P+ | P | P | P | P | P |
| | Freestanding | P* | P* | P* | Not Permitted | | | | | | | | |

P = permitted

P*= existing billboards permitted, but no new

P+= permitted once all billboards are removed from R, SHR, CONS, RCX and C-1 Districts

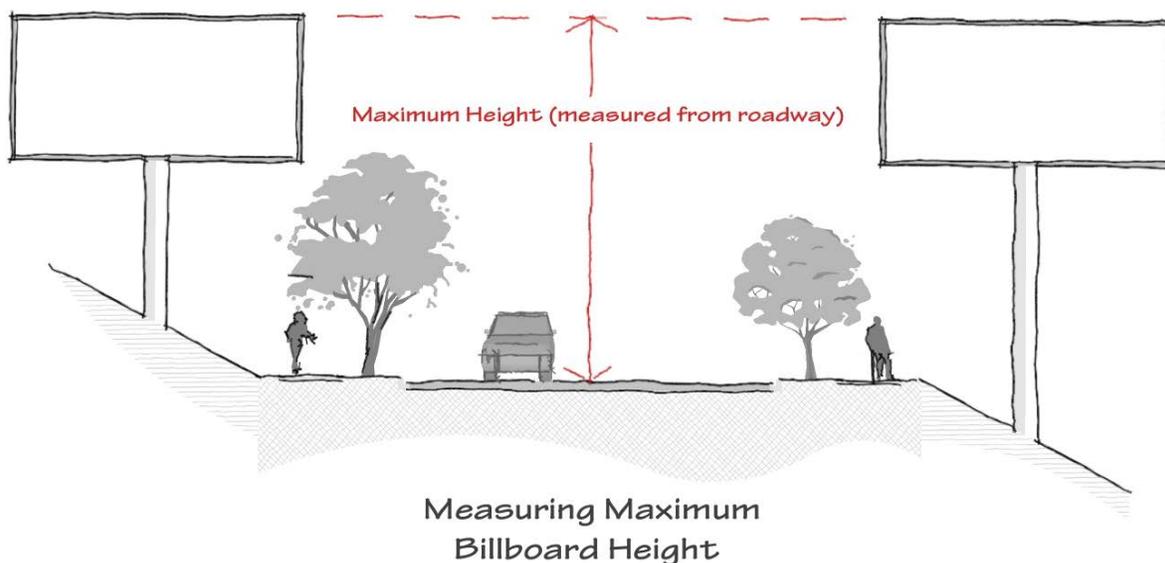
2. Billboards are prohibited in all zoning districts not shown in the above table.
3. Billboards are also prohibited in the following overlay zoning districts: the HIST Historic and CONS Conservation, and VSD View Sensitive districts.
4. Digital billboards are prohibited in the City of Tacoma.

C. Size.

1. The maximum area of any one freestanding billboard sign shall be 300 square feet, with a maximum vertical sign face dimension of 12 feet and maximum horizontal sign face dimension of 25 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members; provided, cutouts and extensions may add up to 20 percent of additional sign area.
2. Existing 672 square foot billboards shall have a maximum vertical sign face dimension of 14 feet and maximum horizontal sign face dimension of 48 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members.
3. Wall-mounted billboard faces are not subject to specific height or width limitations, and may be larger than 300 square feet in area, subject to staff review to ensure that any larger billboard will not create significant impacts on surrounding uses, the desired character of the area, or the architecture of the building to which it is attached.
4. Legally-established freestanding billboards larger than 300 square feet in area that were in existence on the date of adoption of this section are permitted in the industrial districts.

D. Height.

1. The maximum height of all billboard signs shall be as follows:
 - a. 30 feet for freestanding billboards located within 500 feet of any boundary of residential, shoreline, view-sensitive, historic, or conservation districts;
 - b. 35 feet for freestanding billboards located more than 500 feet from residential, shoreline, view-sensitive, historic, and conservation districts;
 - c. Wall-mounted billboards may extend higher than 35 feet, subject to staff review to ensure that any additional height will not create significant impacts on surrounding uses, the desired character of the area, or the architecture of the building to which it is attached; and
 - d. For the purpose of this section, height shall be the distance to the top of the normal display face from the established grade of the road from which the billboard is to be viewed (see diagram below).



2. The bottom edge of the sign face of freestanding billboards shall be at least 10 feet above the established grade of the road from which the billboard is to be viewed.
3. The bottom edge of the sign face of wall-mounted billboards shall be at least 8 feet above the ground level at the base of the wall.

E. Design standards.

1. Billboard sign structures must, at all times, include a facing of proper dimensions to conceal back bracing, electrical equipment, and framework of structural members to present an attractive and finished appearance. During periods of repair, alteration, or copy change, such facing may be removed for a maximum period of 48 consecutive hours.
2. No more than two billboard faces shall be located on a single structure. Billboard faces located on the same structure shall be positioned back-to-back (i.e., their backs shall be parallel to each other).
3. Billboard faces must be in line with the support structure; offset or over-cantilevered structure designs are not allowed.
4. No billboard can be located in a manner that positions any portion of the sign face or structure above a building.
5. No freestanding billboard may be constructed on a site where there is a freestanding on-premises sign.
6. Wall-mounted billboard signs must also meet the requirements for wall signs in Section 13.06.521 E.
7. Freestanding billboard signs must also meet the requirements for freestanding on-premises signs in TMC Section 13.06.521.G.

F. Lighting.

1. No internally illuminated billboards are allowed.
2. All billboard lighting shall be directed toward the billboard face and utilize cutoff shields or other means to prevent spillover onto adjacent properties or skyward.
3. No flashing billboards shall be permitted.
4. Signs shall not imitate or resemble traffic control devices.
5. Lighting must utilize LED or equivalently efficient lighting.
6. All billboard lights must be turned off during daylight hours and from midnight to 5 a.m.

G. Dispersal.

1. Freestanding billboard signs larger than 300 square feet in area shall be a minimum of 500 feet apart, excepting billboard faces located on the same structure. This requirement also applies to any billboards within the City limits that would be too close to any billboard located outside the City limits.
2. Freestanding billboard signs 300 square feet in area or less shall be a minimum of 300 feet apart, excepting billboard faces located on the same structure. This requirement also applies to any billboards within the City limits that would be too close to any billboard located outside the City limits.
3. Wall-mounted billboards shall not be located within 200 feet of another billboard visible along the same road corridor.

H. Buffering.

1. Sensitive uses/areas. No billboard shall be located in or within 250 feet of the following, whether within or outside the Tacoma City Limits:
 - a. A residential district;
 - b. The RCX, NRX, URX, and HMX mixed-use districts;
 - c. Any shoreline district;
 - d. Any view sensitive district;

- e. Any designated historic or conservation district or individually-listed historic property, whether on the federal, state, or local register of historic places;
- f. Any publicly-owned open space, playground, park, or recreational property, as recognized in the adopted Open Space Habitat and Recreation Element, as amended;
- g. Any primary or secondary school; or
- h. Any religious institution located in a historically significant structure, based on the opinion of the Historic Preservation Officer.

I. Landscaping.

- 1. No required landscaping may be diminished for the installation of a billboard, unless equivalent replacement landscaping is provided.
- 2. Any alteration to any street tree (removal or pruning) is subject to City review and approval.

J. Maintenance.

- 1. All billboards, including paint and structural members, shall be maintained in good repair and in compliance with all applicable building code requirements. Billboards shall be kept clean and free of debris.
- 2. Failure to maintain a billboard or its structure, including exterior painting, shall constitute a violation of this section and be subject to strict enforcement under the Land Use Code Enforcement procedures and penalties (TMC Section 13.05.100), which may include removal by the City at the expense of the property owner, sign owner, or permittee.
- 3. Graffiti on billboard sign faces or structures shall be abated by the property owner within 48 hours of notification or fines prescribed in TMC Section 13.05.100 for non-compliance will be levied against the property owner.

K. Nonconforming Billboards

- 1. All billboards within the City which are not in compliance with the requirements of this section are considered to be nonconforming billboards. In addition to the provisions of TMC 13.06.523.L, nonconforming billboards shall be made to conform with the requirements of this section under the following circumstances:
 - a. When any substantial alteration is proposed on a property upon which a nonconforming billboard is located, the billboard shall be removed or brought into conformance with this section. For purposes of this provision, “substantial alteration” means all alterations within a two-year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code, excluding purchase costs of the property and/or structure.
 - b. Whenever a building, or portion thereof, that has a nonconforming wall-mounted billboard (such as upon the roof or attached to a wall) is proposed to be expanded and/or remodeled, all nonconforming billboards shall be removed or brought into compliance with this section if the value of the alterations within any two-year period is greater than or equal to 50-percent of the value of the existing building, as determined by the Building Code, excluding purchase costs of the property and/or structure.

L. Amortization.

- 1. All legal nonconforming billboard signs shall be discontinued and removed or made conforming according to the following schedule (collectively the “amortization period”):
 - a. All nonconforming billboards within the R-2, R-4, S-10, C-1, RCX zoning districts and the CONS overlay district, shall be discontinued and removed or made conforming within three years after (the date of adoption).
 - b. All other nonconforming billboards (those not within the R-2, R-4, S-10, C-1, RCX zoning districts or the CONS overlay district) shall be discontinued and removed or made conforming within five years after (the date of adoption).
- 2. Nonconforming billboards that are not made conforming or removed by the above dates will result in enforcement action being taken pursuant to TMC Section 13.05.100.

M. Severability.

1. If any section, subsection, paragraph, sentence, clause or phrase of this Chapter or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Chapter or its application to any other person or situation.



Preliminary Determination of Environmental Nonsignificance

City of Tacoma Billboards Regulations Proposed Amendments to the Tacoma Municipal Code

SEPA File Number: SEP2015-40000254986

TO: All Departments and Agencies with Jurisdiction

SUBJECT: Preliminary Determination of Environmental Nonsignificance

In accordance with WAC 197-11-340, a copy of the Preliminary Determination of Environmental Nonsignificance for the project described below is transmitted:

Applicant: City of Tacoma
Planning and Development Services Department

Proposal:

The proposal would amend the Tacoma Municipal Code, by removing Section 13.06.521 M Billboards and subsections in 13.06.521 N pertaining to non-conforming billboard signs and amortization and adding new Section 13.06.523 Billboards. The signage use table in Section 13.06.522 will be modified to delete billboard signs. The new regulations create an exchange program in which new billboards would be allowed in certain areas in exchange for removing non-conforming billboards. The regulations will expand the areas where billboards would be allowed, reduce some development standards, incentivize removals from certain sensitive areas, and require removal or correction of all non-conforming billboards within 5 years.

Copies of the complete text of the proposed regulations are available from the Planning and Development Services Department at the below address.

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: John Harrington
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402
(253) 279-8950

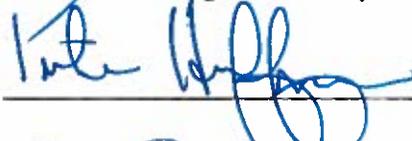
The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This Preliminary Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). **Comments must be submitted by 5:00 p.m. on October 9, 2015.** The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. **Unless modified by the City, this determination will become final on October 16, 2015.** There is no administrative appeal for this determination. Appeals must be

filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board; appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075 and WAC 242-02. In addition to Growth Management Hearings Board requirements, a copy of the appeal shall be filed with the Planning and Development Services Department, 747 Market Street, Room 345, Tacoma, Washington 98402.

The Puyallup Tribe is notified that this initiates the consultation process.

Responsible Official: Peter Nuffman
Position/Title: Director, Planning and Development Services Department

Signature:





SEPA Officer Signature:

Issue Date: September 23, 2015
Comment Deadline: October 9, 5:00 p.m.

NOTE: The issuance of this Preliminary Determination of Nonsignificance does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.

- c: via U.S. Mail:
 - Tacoma Public School District #10, Steve Murikami, 3223 South Union Ave., Tacoma, WA 98409
 - Puyallup Tribe of Indians, Bill Sullivan, Natural Resources Director, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, David Duenos, Building Official, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Brandon Reynon, Tribal Historian, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Jeffrey Thomas, TFW Program Director, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Peter Mill, Planning Director, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Lisa A. Brautigam, Environmental Attorney, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Russ Ladley, Tribal Attorney, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Shawn Villegas, 3009 E. Portland Ave., Tacoma, WA 98404
 - Puyallup Tribe of Indians, Andrew Stroebel, Land Use Manager, 3009 E. Portland Ave., Tacoma, WA 98404
- c: via E-mail:
 - Tacoma Planning and Development Services Department, Shirley Schultz, Shirley.schultz@cityoftacoma.org
 - Tacoma Planning and Development Services Department, Reuben McKnight, reuben.mcknight@cityoftacoma.org
 - Tacoma Pierce County Health Department, SEPA Review Team, sepa@tpchd.org
 - Port of Tacoma, Jason Jordan, jjordan@portoftacoma.com
 - Metro Parks, Doug Fraser, dougfr@tacomaparks.com
 - Metro Parks, Joe Brady, joeb@tacomaparks.com
 - Puget Sound Clean Air Agency, Steve Van Slyke, stevev@psc Clean Air Agency.org
 - Department of Ecology, sepaunit@ecy.wa.gov
 - Department of Natural Resources, SEPA Center, PO Box 47015, Olympia, WA 98504-7015, sepacenter@dnr.wa.gov
 - Department of Transportation, Olympia Region Development Services Team, OR-SEPA-REVIEW@wsdot.wa.gov

File: Planning and Development Services

SEPA ENVIRONMENTAL CHECKLIST

SEPA File Number: SEP2015-40000254986

A. BACKGROUND

1. Name of proposed project, if applicable:

Billboards regulations – The proposal would amend the Tacoma Municipal Code, by removing Section 13.06.521 M Billboards and subsections in 13.06.521 N pertaining to non-conforming billboard signs and amortization and adding new Section 13.06.523 Billboards. The signage use table in Section 13.06.522 will be modified to delete billboard signs. The new regulations create an exchange program in which new billboards would be allowed in certain areas in exchange for removing non-conforming billboards. The regulations will expand the areas where billboards would be allowed, reduce some development standards, incentivize removals from certain sensitive areas, and require removal or correction of all non-conforming billboards within 5 years.

2. Proponent/applicant:

City of Tacoma – Planning and Development Services Department

3. Contact:

John Harrington
City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701
Phone: (253) 279-8950
E-mail: jharrinq@cityoftacoma.org

4. Date checklist prepared:

September 23, 2015

5. Agency requesting checklist:

City of Tacoma – Planning and Development Services Department

6. Proposed timing or schedule (including phasing, if applicable):

| | |
|-------------------|---|
| October 7, 2015 | Planning Commission public hearing |
| October 21, 2015 | Planning Commission recommendation to the City Council |
| November 17, 2015 | City Council study session and public hearing |
| December 1, 2015 | City Council first reading of ordinance |
| December 8, 2015 | City Council final reading of ordinance adopting the proposed regulations |
| December 20, 2015 | Adopted regulations become effective |

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City may consider amending its regulations for on-site signs in 2016.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments to the TMC will be adopted by the City Council by ordinance, i.e., through the legislative process.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposed amendments to the TMC would amend regulations to protect the public health, safety and general welfare regarding off-premise signage, which is referred to as billboards in the City of Tacoma. Rules are included for which zoning districts permit billboards, billboard size and dimension, dispersal and buffering to residential and shoreline areas and other protected uses, such as schools, parks and historic districts and structures. There is also a provision for relocation credits to encourage the removal of pole-mounted billboard signs in favor of billboard wall signs, especially in the downtown and UCX zones.

Billboard signs generally come in three sizes, 72 square feet (junior poster), 288 square feet (poster), and 672 square feet (bulletin). The proposal would permit bulletin sized billboards as wall signs and even larger wall signs in all zones permitting billboards with staff review to ensure compatibility with the building and neighborhood. Other than relocated billboards, no new pole mounted billboards will be permitted, only wall mounted. The amendment will open eight new zones to billboards, three downtown zoning districts (DCC, DMU, WR), four mixed-use districts (UCX, CCX, CIX, NCX) and one commercial district (PDB). The dispersal requirement for poster and junior poster signs was reduced from 500 feet to 300 feet for pole mounted signs and to 200 feet for wall mounted signs. The buffer requirement to non-billboard districts and protected uses decreased from 500 feet to 250 feet. Cantilevered signs with the support pole under the sign face(s) were permitted and the 10 foot maximum setback requirement was removed as was requirements to provide a small amount of landscaping around the base of a billboard support structure. Provisions were also added for more efficient lighting and tougher enforcement standards for graffiti removal.

12. Location of the Proposal: (Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).)

The proposed regulations will apply citywide.

13. Assessor Parcel Number:

N/A.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: John Harrington
Position and Agency/Organization: Principal Planner, City of Tacoma
Date Submitted: September 23, 2015

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Water – none.

Aesthetics – Billboards are not compatible with residential areas, shoreline areas, and public and historic areas.

Lighting – Billboards are typically 35-45 feet high and their illumination and glare can spill over into adjacent residential neighborhoods and streets.

Emissions – none.

Noise – none

Proposed measures to avoid or reduce such increases are:

Billboards are required to have a 250 foot buffer from residential neighborhoods, shoreline areas and sensitive uses such as schools, parks, historic and conservation districts and historic buildings.

Lights will be required to use LED bulbs and will be required to be turned off from midnight to 5 am and during daylight hours.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Billboards can supply temporary resting, roosting areas for a variety of birds.

3. How would the proposal be likely to deplete energy or natural resources?

Most billboards use electricity to power lights to illuminate the billboard at night.

Proposed measures to protect or conserve energy and natural resources are:

Require LED bulbs to be used and turn off illumination from midnight to 5 am and during daylight hours.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

To minimize impact, billboards are required to be located at least 250 from historic and conservation districts, historic structures, and environmentally sensitive areas and public open spaces including wildlife habitat areas.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Billboards will be permitted in twelve zoning districts including all three industrial zones, two commercial districts, four mixed use districts and three downtown districts.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The regulations will have a 200-500 foot dispersal requirement so that no area will have an undesirable concentration of billboards.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

There will be no impacts.

Proposed measures to reduce or respond to such demand(s) are:

N/A

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The State of Washington Scenic Vistas Act (Chapter 47.42 RCW) and the Highway Advertising Control Act (Chapter 468-66 WAC) control advertising adjacent to the national highway system. The proposed regulations are consistent with State laws and regulations.