



AGENDA

MEETING: Regular Meeting (with a Joint Session with the Transportation Commission)

TIME: Wednesday, September 16, 2015

- Meeting begins at 4:00 p.m.
- Joint Session with the Transportation Commission begins at approximately 5:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda

C. Approval of Minutes – Regular Meeting and Commission Tour on September 2, 2015

D. Discussion Items

1. Billboard Task Force Recommendation

Review the Task Force's recommendation, authorize the release of it for public review, and set October 7, 2015 as the date for a public hearing.

(See "Agenda Item D-1"; Shirley Schultz, 591-5121, shirley.schultz@cityoftacoma.org)

2. 2015 Annual Amendment to Comprehensive Plan and Land Use Regulatory Code

Review public comments received at the public hearing on August 19, 2015 and through the comment period ending on September 11, 2015, and review staff's responses and suggestions.

(See "Agenda Item D-2"; Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

3. (5:00 p.m.) Joint Session with the Transportation Commission

Review public comments concerning the draft Transportation Master Plan and staff's responses and suggestions.

(See "Agenda Item D-2"; Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org)

E. Communication Items & Other Business

- (1) **Unified Development Code** – Background information about streamlining and consolidating development codes, permits and processes into a single, more user-friendly document.
(See "Agenda Item E-1")
- (2) **Vacancy** – The Planning Commission has a vacant position representing the "Development Community" with an unexpired term through June 30, 2017. The process and timeline for filling the position is expected to be determined soon.
- (3) Infrastructure, Planning and Sustainability Committee meeting, September 23, 2015, 4:30 p.m., Room 16; agenda includes: Community Solar; Intergovernmental Agreement for Puyallup Avenue Bridge Repair; and Pedestrian Crossing Improvements Summary.
- (4) Planning Commission meeting, October 7, 2015, 4:00 p.m., Council Chambers; agenda includes: Public Hearing – Billboards Regulations; and 2015 Annual Amendment.

F. Adjournment



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MINUTES (Draft)

TIME: Wednesday, September 2, 2015, 4:00 p.m.

PLACE: Asia Pacific Cultural Center – Auditorium
4851 South Tacoma Way, Tacoma, WA 98409

PRESENT: Chris Beale (Chair), Donald Erickson, Anna Petersen, Brett Santhuff, Dorian Waller, Scott Winship

ABSENT (Excused): Stephen Wamback (Vice-Chair), Meredith Neal

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The agenda was approved.

C. APPROVAL OF MINUTES

The minutes of the regular meeting and public hearing on August 19, 2015 were reviewed and approved as submitted.

D. DISCUSSION ITEMS

1. 2015 Annual Amendment to Comprehensive Plan and Land Use Regulatory Code

Lihuang Wung, Planning Services Division, reported that 53 people had testified at the public hearing on August 19, 2015 and over 170 written comments had been received to date. He noted that staff will compile all the comments and prepare responses to comments for the Commission to review, beginning at the next meeting on September 16th, while at the current meeting, Commissioners would review major issues and concerns reflected in the public comment.

Brian Boudet, Planning Services Division Manager, reviewed comments related to the Comprehensive Plan and Mixed-Use Centers (MUCs). He reported that there had been significant testimony expressing concern on the 65-foot height allowance in the Proctor Mixed-Use Center and requests for a moratorium on development over 45 feet. What action the Commission could take on the issue was discussed. Commissioners suggested that additional information and opportunities for testimony would be needed before any recommendations could be considered. The Commission concurred that a letter should be sent to the City Council to inform them of the concerns expressed on the Proctor height allowance.

Continuing through a review of comments related to the Comprehensive Plan and MUCs, Mr. Boudet noted general support for the MUC concept; continuing focus on downtown; and requests from the Commission for addition information about impact fees and the system completeness concept in the Transportation Master Plan.

Comments relating to regulations for infill development and housing affordability were discussed. Mr. Boudet noted a good deal of concern expressed on infill proposals; mixed responses for Detached Accessory Dwelling Units; some support for smaller lots; and support for design standards. For infill within Historic Districts, Mr. Boudet reported that concerns had included what impact infill could have on character; concerns about conversion of existing homes; concerns about lot sizes and yards; and concerns that the proposals would be working against past historic preservation successes.

Affordable housing incentives and upzones were discussed. Mr. Boudet noted that not many comments had been received, thought they were anticipating comments from the Affordable Housing Policy Advisory Group. Comments received from the Commission included questions on the fee in lieu program for the affordable housing component and design guidelines for the pilot infill program.

Mr. Wung discussed the proposed Narrowmoor Conservation district. He noted that the majority of comments received were in support of the proposal for reasons such as preserving neighborhood character and reinforcing the covenants. He noted the comments against the proposal included concerns that requirements for property owners were excessive and comments that the covenants were adequate.

The cleanup of Land Use regulatory code was discussed. Mr. Wung noted that suggestions had included tying the code provisions on dead end and cul-de-sac regulations to the six year Transportation Improvement Plan; a suggestion for a fee in lieu program; and a suggestion that the sunset clause for Conditional Use Permits be evaluated on a case by case basis.

2. Tacoma Mall Neighborhood Subarea Plan – Tour

Elliott Barnett, Planning Services Division, provided a briefing prior to the tour. He reviewed the tour schedule and commented that the purpose was to familiarize the Commission with the Tacoma Mall neighborhood. He reviewed the input received from public outreach including comments that the neighborhood has a good location and lots of services, though some services, such as parks and grocery stores, are lacking. He noted concerns including crime and safety, lack of open space, lack of schools, and how change would affect the current residents. Mr. Barnett suggested that while on the tour, participants should consider some of the key issues discussed at the Community Meeting – what are the assets and issues of the neighborhood as it is today, what does the area need to accommodate growth successfully, and where is the neighborhood's center or centers?

The Commission recessed the meeting at 5:01 p.m., and reconvened at 5:15 p.m. for the tour. Tour participants included 6 Commissioners, 4 staff, and 5 interested citizens.

The tour began at the Asia Pacific Cultural Center, included bus and walking segments, covered the routes and stops as identified in the tour plan that had been included in the agenda packet, and concluded back to the Asia Pacific Cultural Center at approximately 6:40 p.m.

E. Communication Items & Other Business

Mr. Wung updated the Commission on the following items:

- (1) The Planning Commission's Billboards Task Force would be meeting on September 8 and 10.
- (2) The recruitment process for the vacant "Development Community" position would be starting soon.

F. ADJOURNMENT:

At 6:40 p.m., the meeting of the Planning Commission was concluded.



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Shirley Schultz, Development Services Division
Subject: **Billboard Task Force Recommendation**
Meeting Date: **September 16, 2015**
Memo Date: September 11, 2015

At the September 16, 2015 meeting, the Planning Commission will review and discuss the recommendation of the Commission's Billboard Task Force, as outlined in Attachment A. The associated draft code revisions will be provided to the Commission at the meeting. The Commission will consider authorizing the release of the information for public review and setting October 7, 2105 as the date for a public hearing.

The City is exploring amendments to the special billboards regulations in the Tacoma Municipal Code, Section 13.06.521.M. The main objectives are to continue to reduce the number of billboards in the City and facilitate the move of billboards which adversely impact neighborhoods, protected districts and land uses to more acceptable areas. This process is part of an effort to successfully end a legal "standstill" agreement between the City of Tacoma and Clear Channel Outdoor (CCO) regarding the City's efforts to enforce its billboard regulations.

Additional information relevant to billboards, including the Community Working Group's (CWG) full report is available on the Planning Services Division's website at www.cityoftacoma.org/planning (and click on "Billboard Community Working Group").

If you have any questions, please contact me at 591-5121 or shirley.schultz@cityoftacoma.org.

Attachment

c: Peter Huffman, Director



City of Tacoma
Planning Commission

MEMORANDUM

September 11, 2015

TO: Planning Commission
Chris Beale, Chair
FR: Steve Wamback, Chair
Billboard Task Force, Planning Commission
RE: Summary of Task Force recommendations for Billboard Regulations

This memorandum is to transmit to you a summary of the Billboard Task Force recommendations for regulatory changes, in preparation for discussion at the September 16 Planning Commission meeting.

The Task Force consists of four members and one alternate from the full Commission: myself, Don Erickson, Meredith Neal, and Anna Petersen. Brett Santhuff served as alternate. The group met five times, starting on August 17 and concluding on September 10, 2015.

The purpose of this Task Force was to review the Community Working Group reports as well as staff review of work so far. The Task Force was formed to pick up where the CWG left off while also considering prior years' work, to incorporate the Commission's role in recommending code, and to form a recommendation for the Planning Commission in developing draft code and preparing for public review.

We discussed all major topics relating to existing and relocated billboards: design, maintenance, landscaping, height, lighting, buffering, dispersal, and allowed zones. We also discussed an exchange mechanism whereby billboards may be removed and some of all of the square footage be relocated to a new (conforming) location.

The summary of recommendations is attached. The recommendation reflects consensus among the group; we believe that the package will be at an appropriate level of detail to be released for public review.

A draft of code revisions will be provided to the Commission at the September 16 meeting.

Summary of Task Force Recommendations – Billboards

Exchange:

The Task Force recommends adoption of an exchange system to allow the removal of billboard faces and to relocate the square footage, in all or in part, in another location. This includes allowance of wall-mounted billboards in additional zoning districts.

In the existing “allowed” districts (M1, M2, PMI, and C2), new pole-mounted billboards would be allowed in exchange for removal of an equivalent nonconforming billboard. In the “newly allowed” districts, only wall-mounted billboards would be allowed.

An exchange “value” is assigned for each square foot of an existing nonconforming billboard per square foot of newly located billboard. The ratios are as follows:

- Relocating from a pole sign in any zone to a wall sign downtown (DCC, DMU, WR) or UCX has a greater ratio than 1:1 – the biggest incentive of the exchange.
- Pole sign to wall sign in same district or “newly allowed” zone is greater than 1:1.
- All other sign relocation would be less than a 1:1 ratio (more than one square foot of billboard would have to be removed per new square foot of billboard).
- NCX would become a receiving zone for relocated billboards (wall only) once tier 1 zones are rid of billboards (R, RCX, CONS, SHR, and C1 – approximately 17 billboards). This is subject to confirmation that there are no HIST or NRX, VSD, or similar zones billboards. If there are, they are included in this list.

Finally, the Task Force recommends keeping an amortization clause in the regulations, to be modified to align with the new exchange program and with a revised “sunset” date. Billboards would still be considered nonconforming if they are not compliant as of the date of the regulations and amortization should be pursued.

Maintenance:

The CWG, staff, and the Planning Commission Task Force have concurred that the recommendation is to retain existing code related to maintenance.

The Task Force also recommends including language specific to immediate graffiti removal from a billboard. TMC 8.120 states that a site with graffiti is considered a nuisance. When a correction letter is sent the property owner has 18 days to abate the condition. The Task Force recommends stricter language for billboards, requiring abatement within 48 hours of notification. This would be enforceable under TMC 13.05.100, but would be supplemental to that language (which also allows 18 days for compliance).

Design:

The Task Force concurs with the CWG and recommends removing the requirement that billboard faces be within five degrees of perpendicular of the roadway, as well as the deleting the 10-foot maximum setback requirement. Wall mounted signs must meet the requirements for all wall signs**, and may not be located on the primary façade of a structure. Pole-mounted billboards would be subject to the applicable sections of the freestanding sign regulations. ++

Further, the Task Force agrees with the deletion of the clause about cantilevered design; however, offset faces would not be allowed. Pole signs would be required to be a single pole only. The rationale behind this is to reduce the amount of visible structure.

For sites with an existing freestanding sign, a billboard may be allowed only if it is building-mounted. No freestanding billboard would be allowed.

Landscaping:

The Task Force concurs with CWG and staff to delete the section about the required landscaping buffer. The remaining language should be retained.

Dispersal:

The Task Force forwards the following recommendation for changes to the dispersal language in the current TMC (which has a 500-foot dispersal restriction on all billboards).

- Billboard faces over 300 sf in size, not located on the same structure, shall be a minimum of 500 feet apart, including billboards which may be located outside the City limits.
- Billboard faces of 300 sf or less in size, not located on the same structure, shall be a minimum of 300 feet apart, including billboards which may be located outside the City limits.
- Wall mounted billboards shall not be located within 200 feet of another billboard within the same view corridor (i.e., billboards on opposite or perpendicular faces of a building/s may be closer).

Rationale: in order to achieve a reduction in the number of faces in undesirable areas, and in order to remove nonconforming billboards, additional areas need to be provided for an exchange.

Size/Dimensions:

The Task Force forwards the following recommendations for allowed billboard sizes:

- Maximum size of 300 square feet in all non-industrial zones permitting billboards
- Maximum size of 672 square feet in M-1, M-2, and PMI for freestanding signs
- Wall mount maximum of 672 square feet in all districts allowing billboards

The Task Force concurs with staff to retain existing vertical and horizontal face dimensions for pole mounted signs; for building mounted signs vertical and horizontal dimensions are flexible.

Lighting:

The Task Force recommends that any billboard lighting be LED or equivalently efficient lighting. All billboard lights must be turned off from midnight until 5 a.m. In addition, the code should clarify that timers or other device are used to make sure lights are off during daylight. Otherwise, retain current language.

Buffering:

The Task Force recommends a buffer of 250 feet from all “non-billboard zones”, overlays, and protected uses. In short, retain the existing buffering language but change “500 feet” to “250 feet”. Religious institutions are removed from the list of buffered uses (unless deemed historically significant by historic preservation officer).

Height:

The Task Force recommendation is that for any freestanding billboard within 500 feet of residential, shoreline, view-sensitive, historic, and conservation districts the maximum height should be 30 feet; building mounted signs may be higher based on staff review.

If a billboard is located more than 500 feet from residential, shoreline, view-sensitive, historic, and conservation districts the maximum height would be 35 feet.

Wall mounted signs must be at least 10 feet from the ground to discourage vandalism.

Location:

Add UCX, CCX, CIX, DCC, DMU, WR, PDB, and NCX to zoning districts allowing billboards (see matrix below). The reasoning behind this is that these zones have development characteristics that are very similar to the current “allowed” zones. In addition, the allowed zones already have a concentration of billboards. By adding these zones some additional acceptable areas are opened up for relocating and consolidating billboard faces. The Task Force has included limitations on billboards in these new areas (e.g., no new pole-mounted billboards) and has maintained buffers, height, and lighting limitations.

In addition, the Task Force recommends a future consideration of off-premises signs that are smaller (maximum of 32 square feet) and incorporated into an overall streetscape design. These signs would be allowed in all “billboard” zoning districts as well as C-1 and all downtown districts. The Task Force concurs with the staff recommendation that code be developed for these kinds of signs:

- must be located on a building face which is perpendicular to the sidewalk if the near edge of the sign is within 10 feet of the sidewalk;
- signs are also allowed on permitted information kiosks ;
- signs must be located a maximum of 7 feet above the adjacent sidewalk;
- require a minimum 200 foot dispersal between each pedestrian scale outdoor advertising sign; and
- signs will require a sign permit (and a street occupancy permit if applicable) and square footage utilized will be deducted from banked billboard square footage.

Zones

	Zone	Existing allowed				"New Zones"								
		PMI	M2	M1	C2	CIX	UCX	NCX	CCX	DCC	DMU	WR	PDB	
Sign														
72 sf	Jr Poster/Wall Mount							only later						
72 sf	Jr Poster/Pole Mount	relocated only				Not allowed								
< 300 sf	Poster/Wall Mount							only later						
< 300 sf	Poster/Pole Mount	relocated only				Not allowed								
> 300 sf	Bulletin/Wall Mount							only later						
> 300 sf	Bulletin/Pole Mount	no new	no new	no new		Not allowed								

Additional items:

The Task Force recommends that a definition of “pedestrian-scale outdoor advertising sign” be developed to accommodate this additional type of signage.

Further information is needed about the effects of “MAP 21” applicability to arterial streets and the off-premises signs located along those streets.

Prior to any relocation of signs, all illegal signs must be removed.

The Task Force made a recommendation to keep the “cap” on billboard faces and square footage.

** The wall-mounted sign definition includes any sign mounted or painted on the wall of a building. There are specific regulations for wall-mounted signs in TMC13.06.521. These would apply to a wall-mounted billboard, as well.

E. Wall Signs. Special regulations governing wall signs are as follows:

1. A wall-mounted sign shall not extend above the wall to which attached or above the roofline.
2. A wall sign shall not extend more than 18 inches from the wall to which it is attached.
3. No wall sign shall cover wholly or partially any wall opening nor project beyond the corner of the wall to which it is attached.
4. Where a wall sign extends over a public or private walkway, a vertical clearance of eight feet shall be maintained above such walkway.
5. For the purposes of this subsection, any building with an actual or false mansard roof may use such walls or roof for wall sign installation.
6. An architectural blade designed primarily for the placement of signs may be erected on top of a wall, parapet, roof, or building face and shall comply with all applicable height limitations. All supporting structure for such signs shall be completely enclosed.
7. Painted signs, on the building, shall be calculated with the allowed sign area for a business.

++ The Freestanding sign definition is “A permanently installed, self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground” and would include pole-mounted billboards. The standards for freestanding signs are below, and could apply to billboards in addition to any other specific regulations. As with wall-mounted, this section could be referenced in the billboard section as well.

G. Freestanding signs. Special regulations governing freestanding signs are as follows:

1. No freestanding sign shall be located within 15 feet of a residentially-zoned district, and where the side of a commercially zoned property abuts the side of a residentially-zoned property the first 100 feet of the commercial frontage shall have a sign setback requirement of 15 feet.
2. Minimum clearance. All freestanding signs shall have a minimum clearance to the ground as follows:
 - a. Over parking lots and other similar areas where vehicles are moved or stored, 14-1/2 feet;
 - b. Over footpaths, sidewalks, and other spaces accessible to pedestrians, eight feet.
3. Signs shall be located upon the frontage for which the sign area is calculated.
4. No freestanding sign shall project over a public right-of-way, unless an adjacent structure or sign is built out to or over the property line that blocks visibility to a freestanding sign on the adjoining property; then, such freestanding sign may be located so that the sign structure is on private property and the sign cabinet may project over the right-of-way, subject to all the provisions regulating projecting signs which project over rights-of-way.
5. Signs placed on public property and/or right-of-way, abutting the business for which they identify, will require a Street Occupancy Permit. Sign regulations shall be determined by the zoning district of the abutting property.



City of Tacoma
Planning and Development Services

**Agenda Item
E-1**

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Unified Development Code**
Date of Meeting: September 16, 2015
Date of Memo: September 11, 2015

The Planning and Development Services Department is initiating the creation of a Unified Development Code, which will streamline and consolidate development codes, permits and processes into a single document that is easy to use, amend, and interpret, and which clarifies approvals, appeals, and authorities.

Staff will provide a briefing of the project to the Planning Commission at a meeting to be scheduled. Attached for your timely review are a handout and a set of PowerPoint slides that provide the background information about the project. If you have any questions, please contact Sue Coffman at 594-7905 or sue.coffman@cityoftacoma.org.

Attachments

c: Peter Huffman, Director

UNIFIED
DEVELOPMENT
CODE

LAND USE
SITE
BUILDINGS

Planning Commission Handout

Table of Contents

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 - 19.01 Administration
 - 19.02 Zoning and Subdivisions
 - 19.03 Environmental Protection
 - 19.04 Site Development
 - 19.05 Building

Summary

Unified Development Code

Currently, the City of Tacoma is addressing the ease, simplicity and predictability of its permitting process. To that end, the City's Planning and Development Services Department (PDS) is initiating the creation of a Unified Development Code (UDC). The UDC is a way to provide a predictable, customer service-oriented process that allows for increased economic development and investment, while protecting the natural, built, social and cultural assets that define a unique sense of community.

About the Unified Development Code

The City's UDC project will streamline and consolidate development codes, permits and processes into a single, more user-friendly document. This document will include all development-related regulations, including zoning, subdivisions, shoreline and critical areas, building codes, site development and administrative provisions such as fees, code authority, etc. Within a single code title, the codes will be organized in a way that reflects the order of design, development and permitting processes. As part of this effort, the City is also addressing out of date or conflicting information currently in the codes.

Project Goals / Schedule

Specific goals associated with the UDC project include the following:

- Clear delegation of authority for decision making
- Clear reference to standards and guidelines
- Consolidation of code sections related type of development (i.e. building, site development) versus code authority
- Simplification of fees
- Available in an online format designed to improve accessibility, searchability, and consistency
- Council adoption of UDC is intended for spring, 2016

Background Information

What are Development Codes?

Development codes regulate where and what type of development may occur, including land use, density, setbacks, and transportation requirements. When done well, codes make it easier for a community to implement its vision. However, when they are out of date, or doesn't line up with the community's vision, or are in conflict, codes can actually inhibit desired development.

Code sections or portions of code sections currently being considered for consolidation into the UDC are as follows:

- Title 2 – Buildings
- Title 3 – Fire
- Title 9 – Public Ways
- Title 10 – Public Works
- Title 12 – Utilities
- Title 13 – Land Use Regulatory Code

Tracking List

Below is a complete list of the current codes with the corresponding new code in Title 19:

Current Code	New Code	Code Title
2.01		Minimum Building and Structures Code
2.02	19.05.200	Building Code
2.03	<i>n/a</i>	<i>Repealed</i>
2.04	Ref 19.05.300	Electrical Code
2.05		Sign Code
2.06	19.05.500	Plumbing Code
2.07	19.05.400	Mechanical Code
2.08	<i>n/a</i>	<i>Repealed</i>
2.09	19.01.100	Fee Code
2.10	19.05.700	Energy Code
2.11	<i>n/a</i>	<i>Repealed</i>
2.12	19.03.400	Flood Hazard and Coastal High Hazard Areas
2.13	19.05.200	Waterfront Structures and Marina Code
2.14	<i>n/a</i>	<i>Repealed</i>
2.15		Weights and Measures Code
2.16	19.05.200	Mobile Homes and House Trailers
2.17	19.01.400	Board of Building Appeals
2.18	<i>n/a</i>	<i>Repealed</i>
	19.04.100	
2.19	19.04.200	Site Development and Off-Site Improvements
3.02	Ref 19.05.600	Fire Prevention Code
3.03		Piers and Wharves
3.04		Fire Department
3.05	<i>n/a</i>	<i>Repealed</i>
3.06		Alarm System
3.07		First-Aid and Life-Saving Requirements at Retirement Apartment Complexes
3.08		Assessment of Fees on Hazardous Chemicals Reported Under EPCRA
3.09	19.01.100	Fire Code Permits and Fees
3.10		Mobile Fueling Operating and Permitting Requirements
3.12		Fireworks
9.02		Banners over Streets
9.04	<i>n/a</i>	<i>Repealed</i>
9.06	<i>n/a</i>	<i>Repealed</i>
9.08		Street Occupancies
9.10	19.05.100	Moving Buildings
9.12	19.05.100	Numbering Buildings
9.14		Railroad Trains
9.16	19.04.400	Streets and Sidewalks – Keeping Clean
9.17	19.04.400	Private Use of Street Right-of-Way
9.18	19.04.400	Trees and Shrubs – Trimming and Removal
9.19	19.04.400	Trees and Shrubs – Planting
9.20	19.04.400	Trees and Shrubs – View Blockage
9.22	19.04.400	Vacation of Streets
9.24	19.05.100	Minimum Vertical Clearance
9.26	19.04.400	Special Lighting Permits
9.28	19.04.400	Pedestrian Mall
9.30		Fourth of July Concessions
9.35		Hydroplane Races
9.40	<i>n/a</i>	<i>Repealed</i>
10.02		General Provisions
10.04		Local Improvements – Initiation and Assessments
10.06		Local Improvements – Bond
10.08		Local Improvements – Guaranty Fund
10.09		Inactive Local Improvement Districts
10.10		Payment of Contractor – Retained Percentage
10.12		Condemnation
10.14	19.04.400	Driveways
10.16		Labor on Public Works
10.18	19.04.400	Sidewalks – Construction, Reconstruction and Repair
10.20		Sidewalks – Repairs Pursuant to Agreement
10.22	19.04.400	Rights-of-Way
10.24	Ref 19.04.500	Streets – Installation of Utilities
10.26	<i>n/a</i>	<i>Repealed</i>

10.27		Small Public Works Contracts
10.28		Transportation Benefit District
10.30	n/a	Expired
11.02	n/a	Repealed
11.04	n/a	Repealed
11.05	19.04.600	Model Traffic Ordinance
11.06		Motorized Scooters and Electric Personal Assistive Mobility Devices
11.08	n/a	Repealed
11.09		Transportation of Hazardous Materials
11.10		Production of Motion Pictures
11.12	n/a	Repealed
11.14	n/a	Repealed
11.15		Special Events Permitting Code
11.16	n/a	Repealed
11.18	n/a	Repealed
11.19	n/a	Repealed
11.20	n/a	Repealed
11.24	n/a	Repealed
11.25		Cruising
11.26	n/a	Repealed
11.27	n/a	Repealed
11.28	n/a	Repealed
11.29	n/a	Repealed
11.30		Bicycle, Skateboard, Roller Skates, and Scooter Helmets
11.32	n/a	Repealed
11.34	n/a	Repealed
11.35		Notice, Failure to Sign, Nonappearance – Failure to Satisfy Penalty
11.36	n/a	Repealed
11.38	n/a	Repealed
11.40	n/a	Repealed
11.42	n/a	Repealed
11.44	n/a	Repealed
11.45	n/a	Repealed
11.50		Parking Facilities – City
11.55		Heavy Haul Industrial Corridor
11.60		Automated Traffic Camera Systems
12.01		Utility Charges
12.02		Franchises
12.04		Collection of Charges by Agents
12.05	Ref 19.04.500	Electric Energy - Other Utilities
12.06	Ref 19.04.500	Electric Energy - Regulations and Rates
12.07		Electric Energy - Interchange of Surplus Power
12.08	Ref 19.04.500	Wastewater and Surface Water Management - Regulation and Rates
12.09	Ref 19.04.500	Solid Waste, Recycling, and Hazardous Waste
12.10	Ref 19.04.500	Water - Regulations and Rates
12.11		Emergency Curtailment of Electric Energy
12.12		Transit System - Rates, Fares and Charges
12.13		CLICK! Network Cable TV Products
13.02	19.01.300	Planning Commission
13.03	n/a	Repealed
13.04	19.02.200	Platting and Subdivisions
13.05	19.01.200	Land Use Permit Procedures
13.06	19.02.100	Zoning
13.06A	19.02.100	Downtown Tacoma
13.07	19.02.100	Landmarks and Historic Special Review Districts
13.08	19.02.100	Current Use Assessment
13.09	19.02.100	South Tacoma Groundwater Protection District
13.10	19.03.200	Shoreline Management
13.11	19.03.300	Critical Areas Preservation
13.12	19.03.100	Environmental Code
13.13	n/a	Repealed
13.14	n/a	Repealed
13.15	19.04.600	Commute Trip Reduction
13.16	19.01.300	Concurrency Management System
13.17	19.02.100	Mixed-Use Center Development

Title 19

Summary

Chapter 19 of the Tacoma Municipal Code serves as the Unified Development Code, and is intended to simplify and streamline the land use approval and permitting process in order to maximize efficiencies within and between City departments, and to provide a better customer experience for those seeking permits and approvals.

The purpose of the Unified Development Code is to maintain a single source of development regulations that are easy to use, amend, and interpret, and which clarifies approvals, appeals, and authorities. Title 19 has been created in order to improve predictability, consistency, efficiency, and communication during the permitting process. In doing so, City departments will run more efficiently, with better integration, and the external client will experience a higher level of certainty regarding project approvals and construction.

19.01 Administration

This chapter is comprised of the several sections regarding the administration of the current codes. Included in this chapter are four major sections:

- 19.01.100 Fees
- 19.01.200 Permit Process
- 19.01.300 Authority
- 19.01.400 Appeals

19.02 Zoning and Subdivisions

19.03 Environmental Protection

19.04 Site Development

19.05 Building

UDC PROJECT BRIEFING

September, 2015

By Peter Huffman, Director

Planning and Development Services

City of Tacoma

UNIFIED
DEVELOPMENT
CODE

BUILDINGS
ENVIRONMENTAL PROTECTION
SITE
ZONING/PLATTING



2016
2015

“Make the development codes more accessible, effective and predictable – for customers, staff, and the community”.

PURPOSE OF THE UDC

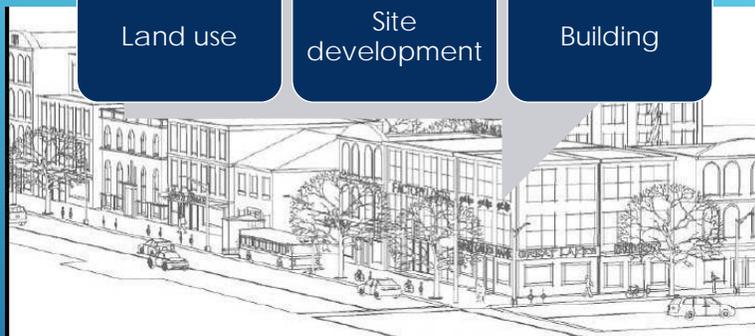
UNIFIED
DEVELOPMENT
CODE

- ▶ *Create a single-source reference for all development-related regulations/codes*
- ▶ *Organize development codes to align with typical design/development process*
- ▶ *Resolve inconsistencies and conflicts*
- ▶ *Clarify authorities and streamline processes*
- ▶ *Develop a user-friendly, web-based interface*

GOALS OF THE UDC PROJECT



3



ALIGNMENT WITH DEVELOPMENT



4

Code sections or portions of code sections currently being considered for consolidation into the UDC to assist the city's goal of promoting more efficient and sustainable development (land use, site and building):

- ▶ Title 2 – Buildings
- ▶ Title 3 – Fire (by reference)
- ▶ Title 9 -- Public Ways
- ▶ Title 10 – Public Works
- ▶ Title 12 – Utilities (by reference)
- ▶ Title 13 – Land Use Regulatory Code

THE NEW TITLE 19...



- | | |
|---|---|
| <ul style="list-style-type: none">▶ 19.00 Preamble▶ 19.01 Administration<ul style="list-style-type: none">▶ 19.01.100 Fees▶ 19.01.200 Permit process▶ 19.01.300 Authority▶ 19.01.400 Appeals▶ 19.02 Zoning and Subdivisions<ul style="list-style-type: none">▶ 19.02.100 Zoning▶ 19.02.200 Platting▶ 19.03 Environmental Protection<ul style="list-style-type: none">▶ 19.03.100 Site Development▶ 19.03.200 Off Site Development▶ 19.03.300 Critical Areas▶ 19.03.400 Set backs▶ 19.03.500 Public Ways▶ 19.03.600 Utilities (by reference)▶ 19.03.600 Traffic | <ul style="list-style-type: none">▶ 19.04 Building<ul style="list-style-type: none">▶ 19.04.100 Design standards▶ 19.04.200 Building code▶ 19.04.300 Electrical▶ 19.04.400 Mechanical▶ 19.04.500 Plumbing▶ 19.04.600 Fire▶ 19.04.700 Energy |
|---|---|

TABLE OF CONTENTS



- ▶ Clear delegation of authority for decision making
- ▶ Clear reference to standards and guidelines
- ▶ Consolidation of code sections by related type of development (i.e. land use, site development, and building) versus by code authority
- ▶ Simplification of fees
- ▶ Available in an online format designed to improve accessibility, searchability, and consistency

OTHER PROJECT GOALS



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2015 – 3rd Qtr

- Organization structure for Development Title 19 **complete**
- Conduct stakeholder outreach and education **in Sept/Oct**
- Identify authorities and conflicts and resolve by **November**

2015 – 4th Qtr

- Design new Administrative chapter – definitions, standards, fee schedule, authorities, etc. **complete by Dec**
- Formal Code adoption process **starts in late 2015**

SCHEDULE FOR THE WORK - 2015



8



- Formal Code adoption process continues and completes **1st Qtr**
- UDC is uploaded to Web server and is online **1st Qtr**
- Incorporate regular building code updates **2nd Qtr**
- Incorporate 2016 Annual Land Use Amendments **3rd Qtr**
- Gather stakeholder feedback about new UDC **late 2016**

SCHEDULE FOR THE WORK - 2016



9

- ▶ Staff Contacts - Sue Coffman, Building Official
- ▶ (253) 594-7905 - sue.coffman@cityoftacoma.org

- ▶ Information, Questions and Comments
 - ▶ Send an Email to TacomaUDC@cityoftacoma.org

- ▶ URL:
http://www.cityoftacoma.org/government/city_departments/planning_and_development_services/planning_services/

- ▶ <http://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=25995>

CONTACTS FOR INFORMATION



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