



WEEKLY REPORT TO THE CITY COUNCIL

April 19, 2018

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ACTION REQUESTED

1. Please note there will be a **Committee of the Whole meeting on Tuesday, April 24th, at 3:00 p.m.**, in the Tacoma Municipal Building North, Room 16. The purpose of the meeting will be to discuss the top four City Council Strategic Priorities and components that were identified at the February 23rd Strategic Planning Work Session.

ITEMS OF INTEREST

2. **Tacoma Dome is 35!** – Please join us for birthday cake as we celebrate thousands of events, 25 million guests, and \$30 million in modernization upgrades coming this year to the Tacoma Dome on **Friday, April 20th, 3:00 p.m.**, at 2727 East D Street (flyer is attached).
3. **Economic Development Update Report** – Please see the attached update report on projects and initiatives from the Community and Economic Development Department for the **week of April 16, 2018**.
4. Neighborhood and Community Services reports this week that a Stability Site resident has been housed at Nativity House Apartments' permanent supportive housing. This individual was considered long-term homeless and had resided at the Stability Site since the site was established. First documented as accessing homeless services in 2009, their current homeless episode began in early 2015. This success brings the **number of individuals receiving permanent housing placements from the Stability Site to 31**. An additional 6 individuals have received temporary housing placements.
5. The **April 25th Public Utility Board meeting agenda** is attached for your information. Please note item U-11005, which authorizes the execution of a supplemental bond ordinance and an extension of the short-term drawdown note purchase agreement with Wells Fargo Bank in the amount of \$100 million, is on the May 1st City Council agenda for your consideration. In addition, the **April 23rd, 26th, 27th, and 30th Special Public Utility Board meeting agendas** are attached.

STUDY SESSION/WORK SESSION

6. The **City Council Study Session** of Tuesday, April 24, 2018, will be held in Room 16 of the Tacoma Municipal Building North, at Noon. Discussion items will include: (1) **One Tacoma Comprehensive Plan Overview**; (2) **Tacoma Mall Neighborhood Subarea Plan**; (3) **Other Items of Interest**; (4) **Committee Reports**; (5) **Agenda Review and City Manager's Weekly Report**; (6) **Closed Session – Labor Negotiations**; and, (7) **Executive Session – Pending and Potential Litigation**.

By request of the City Council, staff will be presenting an overview of the **One Tacoma Comprehensive Plan** at Tuesday's Study Session. The *One Tacoma Plan* was adopted in 2015 in fulfillment of the Growth Management Act and in accordance with the multi-county planning policies in the Puget Sound Regional Council's VISION2040. The Plan **guides decisions on land use, transportation, housing, capital facilities, parks, and the environment**. It also sets standards for roads and other infrastructure, identifies how they will be paid for, and establishes the basis for zoning and development regulations. The plan takes a long-range perspective on topics that address the physical, social, and economic health of the City. For more information on the Plan and the ways in which the Plan is implemented, visit www.cityoftacoma.org/onetacoma. Please contact Stephen Atkinson, Principal Planner in the Planning Services Division, with any questions at 253-591-5531 or satkinson@cityoftacoma.org.

In addition at Tuesday's Study Session, there will be a **presentation on the Tacoma Mall Neighborhood Subarea Plan package, as recommended by the Planning Commission and modified by the Infrastructure, Planning and Sustainability (IPS) Committee**. During the Study Session, staff will report on key issues heard to date, including comments on the proposed Madison District inclusionary zoning requirement from a focus group of property owners, housing advocates and developers convened at the direction of the IPS Committee. At Tuesday's Council Meeting, there will be a Public Hearing on the Subarea Plan. For more information, visit www.tacomamallneighborhood.com or contact Elliott Barnett, Associate Planner at (253) 591-5389 or elliott.barnett@cityoftacoma.org.

7. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

COUNCIL REQUESTS/INQUIRIES

8. On April 11, 2018, Council Member Ushka requested some **general information related to cellular facilities and enforcement**. The questions came about after a community meeting that included discussion of an illegal cell tower and the permits being reviewed to bring the tower into compliance. Council Member Ushka also asked what the City is doing to ensure equity related to cellular service through cellular infrastructure. Planning and Development Services and the City Attorney's Office have worked together to provide a response which appears in the attached memorandum. Please contact Jana Magoon at (253) 594-7823 or jmagoon@cityoftacoma.org if you have questions.
9. Based on questions from community members and the City Council, Planning and Development Services Director Peter Huffman provides a **handout on tiny homes, which provides general information about current regulations**.

MARK YOUR CALENDARS

10. You have been invited to the following events:
 - **Cheers to a Healthy Bay Benefit Dinner & Auction on Saturday, April 21st, 5:30 to 10:30 p.m.**, at the Foss Waterway Seaport, located at 705 Dock Street.
 - **Forterra's Annual Breakfast *Land for Good* on Thursday, April 26th, 7:30 – 9:00 a.m.**, at the Washington State Convention Center, 6th Floor Ballroom, located at 705 Pike Street, Seattle.
 - **Graduate Tacoma Community Impact Report Forum on Friday, April 27th, 8:00 a.m.**, at the STAR Center, located at 3873 South 66th Street.
 - **Pierce County Law Enforcement Memorial Ceremony on Wednesday, May 2nd, 6:00 p.m.**, at the McGavick Student & Conference Center at Clover Park Technical College, located at 4500 Steilacoom Blvd. SW, #23, Lakewood.
 - **Travel Tacoma & Pierce County 2018 Annual Meeting on Thursday, May 10th, 2:00-5:00 p.m.**, at Pioneer Park Pavilion, located at 330 South Meridian, Puyallup.

- **Grand Opening Event for NewCold Tacoma Cold Store on Thursday, May 24th**, 4601 South Orchard Street. Program begins at **11:00 a.m.**, followed by a 12:30 p.m. luncheon and warehouse tour.

Sincerely,



Elizabeth A. Pauli
City Manager

EAP:crh
Attachments

YOU'RE INVITED!

Tacoma Dome is 35!

Join us for birthday cake as we celebrate thousands of events, 25 million guests, and \$30 million in modernization coming in 2018!

Friday, April 20 - 3:00 pm
The Garage, fueled by Heritage Distilling Co.
2727 East D. Street

RSVP to tve@tacomavenues.org

Please park in the Overlook Lot and enter through the Lower B doors.



ECONOMIC DEVELOPMENT WEEKLY UPDATE REPORT

Week of April 16, 2018

Series of Theater District Public Events April 17th - 19th

Transform Intermissions are a series of public events created to attract awareness and attention to the possibilities in the heart of Tacoma's Theater District. Stumble across music, chalk art, visual art and a sidewalk circus throughout the theater district April 17th - 19th. There will be an Open House on Thursday, April 19th, from 6:00 to 8:00 p.m., in the Pantages Theater lobby at 901 Broadway. More information is available at tacomatheaterdistrict.com

Les Davis Pier on Ruston Way Underwater Cleanup

The City, Metro Parks, and the SCUBA team at Highline College (Math and Science Program) are collaborating to provide an opportunity to clean up fishing debris under the Les Davis Pier on Ruston Way on Saturday, April 21st, 8:00 – 10:00 a.m. Attached is the news release that Metro Parks is putting out, and the City of Tacoma Media and Communication Office will be doing social media posts as well. Real Property Services is extending a temporary license to close the pier to fishing for two hours so that the SCUBA team will have free and safe access to the underwater area during the cleanup. Community and Economic Development and Solid Waste Services are coordinating efforts to provide trash and recycling receptacles. Les Davis Pier is located at 3427 Ruston Way.



April 16, 2018

Les Davis Pier closes briefly Saturday for underwater cleanup

Volunteer scuba divers will collect debris between 8 a.m. and 10 a.m.

[Les Davis Pier](#) will be off limits to the public for two hours Saturday morning to allow cleanup of underwater areas beneath and surrounding the pier.

A crew of as many as 30 scuba divers will comb the nearshore between 8 a.m. and 10 a.m., when the pier at 3427 Ruston Way will be closed.

The all-volunteer effort is organized by Highline College's Marine Science and Technology Center (MaST), in conjunction with the Washington SCUBA Alliance and the SCUBA & H2O Adventures Dive Expo. Participating divers will be certified for open water.

A similar cleanup organized by the MaST Center at the Redondo pier in Des Moines removed hundreds of pounds of trash, including cans, bottles and fishing gear. Some of what is collected Saturday may be recyclable. The City of Tacoma is providing garbage and recycling containers.

The event coincides with [Parks Appreciation Day](#), a similar, but land-based habitat stewardship event coordinated by Metro Parks Tacoma.

[Learn more about Les Davis Pier.](#)

[Find out about Parks Appreciation Day activities elsewhere.](#)

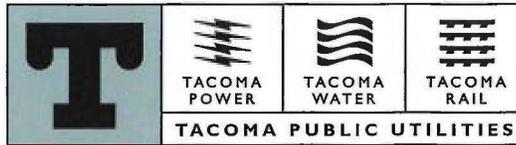
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Contacts:

Phedra Redifer, Regional Parks Attractions Manager, (253) 592-8019;

phedrar@tacomaparks.com

Michael Thompson, Metro Parks Tacoma, (253) 305-1092; michaelt@tacomaparks.com



**City of Tacoma
Public Utility Board Meeting
April 25, 2018; 6:30 p.m.
Tacoma Public Utilities – Ground Floor Auditorium
3628 S 35th Street, Tacoma WA 98409**

Call to Order

Roll Call

- A. Approve Minutes of Previous Meetings**
- B. Comments by the Public**
- C. Consent Agenda**
- D. Regular Agenda**

Departmental

- D-1 Resolution U-11003 – Award contracts and approve purchases:
- 1. Award contract to Magnum Power, LLC for the removal and replacement of foundations, structures, and conductors associated with the Potlatch Transmission Lines Henderson Bay Crossing (\$3,171,105.64, plus applicable tax);
 - 2. Award contract to G&J Logging, Inc., for thinning of 180 acres of merchantable timber to enhance wildlife habitat at Tacoma Power's Cowlitz wildlife area (\$397,190);
 - 3. Award contract to RailWorks Track Systems, Inc., for railroad grade crossing signal system maintenance and inspections (\$1,853,540, plus applicable taxes. Includes option for three one-year renewal periods for a projected cumulative contract amount of \$4,668,195.97, plus applicable taxes).

Tacoma Power

- D-2 Resolution U-11004 - Approve Declaration of Surplus Utility Specific Equipment for 292 overhead and pad-mount transformers no longer needed for Tacoma Power's current or future needs and authorize the sale of equipment to the highest responsive bidder:

A public hearing will be held on the proposed sale in Resolution U-11004 of this surplus equipment per RCW 35.94.040.

- D-3 Resolution U-11005 – Authorize execution of a supplemental bond ordinance and an extension of the short-term drawdown note purchase agreement with Wells Fargo Bank in the amount of \$100M. **(To Council: May 1, 2018)**



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 TPU Director's Office at 253-502-8201. TTY or speech to speech users please dial 711 to connect to Washington Relay services.



SPECIAL MEETINGS NOTICE

**City of Tacoma
Public Utility Board**

**MONDAY, APRIL 23, 2018; 8:30 AM
THURSDAY, APRIL 26, 2018; 8:30 AM
FRIDAY, APRIL 27, 2018; 8:00 AM**

**The Conference Center at Seattle-Tacoma International Airport
17801 International Blvd
Room 6012M (Seoul Room)
Seattle WA 98158**

1. Call to Order
2. Roll Call
3. Executive Session to evaluate the qualifications of applicants for public employment (RCW 42.30.110(1)(g)) to be completed by 5:00 p.m.
4. Adjournment



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SPECIAL MEETING NOTICE

**City of Tacoma
Public Utility Board**

MONDAY, APRIL 30, 2018; 9:30 A.M.

**Tacoma Public Utilities
3628 South 35th Street
Room LT1 (3rd floor)
Tacoma WA 98409**

1. Call to Order
2. Roll Call
3. Executive Session to evaluate the qualifications of applicants for public employment (RCW 42.30.110(1)(g)).
4. Adjournment



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 TPU Director's Office at 253-502-8201. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
April 24, 2018	City Council Study Session (TMBN 16, Noon)	One Tacoma Comprehensive Plan Overview	PDS	One Tacoma is the City's Comprehensive Plan which guides our community's development over the long term and describes how our community's vision for the future is to be achieved (blueprint for future character of the City).
		Tacoma Mall Neighborhood Subarea Plan	PDS	Council will consider, gathered public input and take action on the Tacoma Mall Neighborhood Subarea Plan, a package of zoning and standards changes, and conceptual streetscape designs.
		Closed Session - Labor Negotiations	HR	
		Executive Session - Pending and Potential Litigation	CAO	
	Special Committee of the Whole (TMBN 16, 3:00)	Council Strategic Priorities Discussion		At the February 23rd Council Strategic Planning Work Session, the Council identified their top four strategic priorities. At this meeting, staff will provide Council an update on their discussions on how to achieve the components identified under the priorities.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Tacoma Mall Neighborhood Subarea Plan Public Hearing	PDS	

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
May 1, 2018	City Council Study Session (TMBN 16, Noon)	Tacoma Mall Neighborhood Subarea Plan	PDS	Council will receive a summary of input provided during the City Council Public Hearing.
		Asset Management Presentation	OMB/PW	OMB and PW staff will provide a high-level overview of the state of General Government assets including discussion of best practices and anticipated needs in the 2019-2020 biennium.
		Small Cell/5G Facilities in the City's right-of-way	PDS	Proposed code changes for development standards related to the installation of Small Cell/5G facilities in the City's right-of-way. The standards include limitations on height, bulk, color, as well as other standards that will minimize aesthetic impacts.
May 8, 2018	City Council Study Session (TMBN 16, Noon)	Racial Equity and Homelessness Report	OEHR	Author Marc Dones will share information on the Supporting Partnerships for Anti-Racist Communities (SPARC) report on Racial Equity and Homelessness.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Tacoma Mall Neighborhood Subarea Plan First Reading	PDS	
May 15, 2018	Joint Utility Board Study Session (TMBN 16, Noon)	Director of Utilities Candidates' Interviews (tentative)	Council/TPU	
		Tacoma Public Utilities Low Income Program Update	TPU	
	City Council Study Session (TMBN 16, Noon)	Year End 2017 and First Quarter of 2018 Financials and Six Year Financial Forecast	OMB	
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Tacoma Mall Neighborhood Subarea Plan Final Reading	PDS	
May 22, 2018	Joint Utility Board Study Session (TMBN 16, Noon)	CTC Energy and Technology Recommendation for Proposals on the Alternative Click! Partnership Model	CAO	CTC Energy & Technology consultant will provide the Council and U-Board recommendations for the proposed Click! alternative partnership model.
	Study Session (TMBN 16, Noon)	Local Food Access and Equity Research and Projects	ESD/OEPS	Harvest Pierce Co & Puyallup Watershed Initiative's Just and Healthy Food Community presentation on local food access and equity research, projects, and the community they are growing.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject		Department	Background
May 29, 2018	CANCELLED				

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
June 5, 2018	Study Session (TMBN 16, Noon)	Tacoma Creates Ballot Measure Request	CED	Tacoma Creates' request for a ballot measure to increase sales tax by .01%. Tax would be used to leverage and enhance existing cultural offerings and organizations, and promote greater economic activity through investment of public resources.
		2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code	PDS	Review of the Planning Commission's proposed amendments to the Comprehensive Plan and Land Use Regulatory Code
	City Council Meeting (TMB Council Chambers, 5:00 PM)	2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code Public Hearing	PDS	
June 12, 2018	Study Session (TMBN 16, Noon)	Therapeutic Mental Health Court	NCS	Pilot project to assist defendants experiencing mental health & homelessness by providing continuity of care and other supports to individuals in the criminal justice system. The services will engage, support and facilitate the stability of individuals, and support efforts to reduce recidivism and increase individual and community safety.
		2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code	PDS	Review of public input for the Planning Commission's proposed amendments to the Comprehensive Plan and Land Use Regulatory Code
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
June 19, 2018	City Council Study Session (TMBN 16, Noon)	Department of Ecology's Tacoma Smelter Plume Update	WSDOE/PDS	WA Department of Ecology will be providing an update on the Tacoma Smelter Plume to include progress of soil samplings, yard cleanups and outreach efforts with TPC Health Dept.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
June 26, 2018	City Council Study Session (TMBN 16, Noon)	Joint Utility Board Study Session	TPU	
	City Council Meeting (TMB Council Chambers, 5:00 PM)			

Community Vitality and Safety

Committee Members: Blocker (Chair), Beale, Camarata, Ushka, Alternate-Hunter
 Executive Liaison: Linda Stewart; Staff Support - Will Suarez

2nd and 4th Thursdays
 4:30 p.m.
 Room 248

CBC Assignments: • Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority

April 26, 2018	2018 Innovative Grant Application and Schedule	Shari Hart, Program Development Specialist, Community and Economic Development	Update on the 2018 Innovative Grant Application and schedule to include a presentation of recommended neighborhood projects
	Human Rights Commission Annual Report (informational briefing)	Rebecca Stith, Chair, Human Rights Commission	Presentation about the accomplishments of the Human Rights Commission in 2017 and future projects.
	Fire Station #5, Tideflats (Informational Briefing)	Jim Duggan, Fire Chief and Josh Clarke, Assistant Division Manager, Public Works	Project update regarding Fire Station #5 in the Tideflats
FUTURE:			
May 10, 2018	Human Services Commission Interviews	Clerk's Office	4 vacancies
May 24, 2018	UPWC Center for Stronger Families	Pam Duncan and Christopher Wright	

Economic Development Committee			
Committee Members: McCarthy (Chair), Hunter, Ushka, Woodards, Altemate-Beale Executive Liaison: Tadd Wille; Staff Support - Lynda Foster		2nd, 4th, and 5th Tuesdays 10:00 a.m. Room 248	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •Foss Waterway •City Events and Recognition Committee
CBC Assignments: <ul style="list-style-type: none"> • Tacoma Arts Commission • Greater Tacoma Regional Convention Center Public Facilities District 		<ul style="list-style-type: none"> • Foss Waterway • City Events and Recognition Committee 	
April 24, 2018	Office Market Opportunities (informational briefing)	<i>Elly Walkowiak, Community & Economic Dev Director, Asst, CEDD - Assistant Director</i>	Staff and representatives from the Economic Development Board will present on how to leverage the Amazon HQ2 proposal to market Tacoma and fill office space vacated by State Farm
FUTURE:			
May 1, 2018	CEDD Director Presentations (begins at 10:30 am)	<i>Tadd Wille, Executive Liaison to EDC</i>	Finalist candidates for the CEDD Director position will present to EDC.
May 8, 2018	CANCELLED		

Government Performance and Finance Committee			
Committee Members: Ibsen (Chair), Blocker, Hunter, Mello, Alternate-Camarata Executive Liaison: Andy Cherullo; Staff Support - Rebecca Boydston		1st and 3rd Tuesday 10 a.m. Room 248	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
May 1, 2018	Fossil fuels and sustainable alternatives	Kathleen Simpson, CFO, Russell Family Foundation, Richard Woo, COO, Russell Family Foundation, Brad Harrison, and Managing Director of Tiedemann Wealth Management	The Russell Family Foundation will share its experience with divesting of fossil fuels and reinvesting in sustainable alternatives.
	Tacoma Power Letter of Credit	Bill Berry, Power Section Manager, Rates	
FUTURE:			
May 15, 2018	Public Utility Board Interviews	Doris Sorum, City Clerk	1 position
May 29, 2018	2017 Year End and 2018 First Quarter Financial Update	Katie Johnston, Budget Manager, Office of Management and Budget	

Infrastructure, Planning and Sustainability Committee			
Committee Members: Mello (Chair), Beale, Ibsen, McCarthy, Alternate-Hunter Executive Liaison: Kurtis Kingsolver; Staff Support - Rebecca Boydston		2nd and 4th Wednesdays 4:30 p.m. Room 16	CBC Assignments: *Sustainable Tacoma Commission *Planning Commission *Landmarks Preservation Commission *Board of Building Appeals *Transportation Commission
April 25, 2018	Sustainable Tacoma Commission Annual Update [briefing]	Kristi Lynett, OEPS	Annual update on the progress and work plan of the Sustainable Tacoma Commission
	Environmental Action Plan Year Two Progress Report [briefing]	Kristi Lynett, OEPS	Progress report on the implementation of the Environmental Action Plan
	Tree Planting Policy/Urban Forestry	Jim Parvey, OEPS; Mike Carey, OEPS Urban Forestry; Rae Bailey, Street Operations Division Manager, Public Works; Sarah Low, OEPS Urban Forestry	Overview of City's tree planting policy, and feasibility of urban forestry work crew
FUTURE:			
May 9, 2018	Sustainable Tacoma Commission Interviews [request for recommendation]	Doris Sorum, City Clerk	6 vacancies
	Landmarks Preservation Commission Annual Report [briefing]	Reuben McKnight, Historic Preservation Officer, PDS	The Landmarks Preservation Committee will discuss their work plan and give an overview of the year's activities.
	Traffic Light Synchronization [briefing]	Kurtis Kingsolver, Director, Public Works; Leigh Starr, Division Manager, Public Works	Recent media coverage and community surveys have identified traffic synchronization as a growing concern in Tacoma. Public Works staff will provide an overview of traffic signal synchronization and provide information about the City of Tacoma's Traffic Signal infrastructure
May 23, 2018	CANCELLED		



TO: Elizabeth A. Pauli, City Manager
FROM: Peter Huffinan, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Cell Towers and Enforcement
DATE: April 18, 2018

On April 11, 2018, Council Member Ushka requested some general information related to cellular facilities and enforcement. The questions came about after a community meeting that included discussion of an illegal cell tower and the permits being reviewed to bring the tower into compliance. Council Member Ushka also asked what the City is doing to ensure equity related to cellular service through cellular infrastructure. Planning and Development Services and the City Attorney's Office have worked together to provide a response.

Regarding the specific cell tower discussed at the community meeting, the tower was constructed without permits on behalf of AT&T. It appears the tower was installed in the summer or fall of 2016. The City discovered the tower in spring of 2017 when AT&T came in for a permit to put additional antennas on the tower. We immediately notified AT&T of the violation and AT&T has worked with the City to resolve the violation. With safety in mind, the City first required structural plans to confirm the tower was structurally sound. The applicant then proceeded with filing a Conditional Use Permit and, if approved, will obtain the necessary building permits.

In general, new cell towers are only allowed subject to a Conditional Use Permit. In limited areas, such as the Port of Tacoma, along portions of South Tacoma Way, and the Nalley Valley area, cell towers are permitted outright. When a Conditional Use Permit is required, public notice of the application is mailed to all property owners within 400 feet of the site and to the applicable neighborhood council and known community groups; a sign is posted at the site; and notice is posted on the Tacoma Permits webpage. Public comments are accepted for 30 days.

Regarding enforcement of the land use code, the process and tools for enforcement are set out in the code. Past budget reductions have resulted in a complaint-based land use enforcement approach that can result in land use violations occurring without the City being made aware of such violations until brought to the City's attention by citizens. When it is confirmed a violation exists, enforcement can proceed down one of two paths -- Notice of Violation or Voluntary Compliance. Voluntary Compliance may be utilized when a property owner does not dispute the violation and is willing to enter into a collaborative process to resolve the violation. A Notice of Violation results in a letter being sent to the property owner, which sets forth the violation and also the process by which the owner may dispute the violation. Once a violation is established, we can use tools such as civil penalty, abatement, criminal penalty, and in some cases, revocation of the permit to insure compliance. Typically, the use and/or structure remain in place while resolution is sought.

Regarding Council Member Ushka's final question, related to equity, the goal of the proposed wireless facilities code is to provide guidelines for the general siting and appearance of wireless facilities in the rights-of-way. The question of potential inequity is materially different. Both federal and Washington State law severely limit the authority of local government to regulate and impose mandates on wireless providers. At this time we do not have coverage maps or other data regarding whether portions of the

Memorandum to Elizabeth A. Pauli
Cell Towers and Enforcement
April 18, 2018
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City are disadvantaged in terms of wireless infrastructure. If such data is developed and demonstrates some inequity, we can assess whether federal and State law will allow remedial action, or whether new legislation will be required.

Please contact Jana Magoon at (253) 594-7823 or jmagoon@cityoftacoma.org if you have questions.

Tiny Homes



Tiny home on chassis

1. Small structures on wheels or a chassis are **not currently permitted** as permanent dwellings, except as recreational vehicles (See **RVs** for rules regarding temporary habitation), or;

2. A small-scale house on a permanent foundation permitted by building codes (See **Current Building Code**, **DADUs**, and **Cottage Housing**).

Tiny homes that comply with current Building Code can be built on its own single-family lot.

Current Building Code for Small-Scale Homes

Minimum Size Criteria: Habitable space not less than 70 sf and have a minimum dimension (excluding kitchens) of 7 feet. Ceiling height shall be not less than 7 feet.

Minimum Elements: Shall be provided with a toilet, sink, and bathtub/shower; a kitchen area with a kitchen sink, sewage disposal; and water supply to fixtures.

Light, Heating and Ventilation: Building shall be provided with heating or cooling systems capable of maintaining 68 degrees F during heating season or 80 degrees F during cooling season. The habitable space shall also be ventilated and provide natural light.

Structural Loads: The building shall be designed to safely support all loads including dead/live loads, roof, flood, snow and wind and seismic loads. The building shall be anchored to a permanent foundation.

Exiting/Safety: The building shall be provided with exit doors, stairs and emergency escape and rescue windows to provide safe exiting.

Energy Code: The building shall comply with the Washington State Energy Code

Construction Materials: The building shall be built with materials that have been tested by an approved agency for use as a building

Manufactured Home: Needs to meet WA State Labor and Industries approval.

Related Typologies



Recreational Vehicles (RVs)

A tiny home on wheels would currently be classified as a RV.

How long can one be parked?

- 72 Hours if in public right-of-way
- 14 days in a calendar year if on private property (permit required)

See TMC 11.05.231 Human Habitation of Vehicles for more information.



Detached Accessory Dwelling Units (DADUs)

A small-scale home on a foundation that shares a lot with a larger, main home.

Only permitted through Pilot Program, which is currently closed for DADUs.

See TMC 13.05.15 Residential Infill Pilot Program for more information.

Residential Infill Pilot Program

The purpose of the Residential Infill Pilot Program is to promote innovative residential infill development types and housing choice, while ensuring that such development demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character.

Detached Accessory Dwelling Units (DADU) in single-family zoning districts (R-1, R-2, R2-SRD, HMR-SRD)

Cottage Housing (COT) development within any residential district except HMR-SRD District

Principles

- Responsiveness to basic neighborhood patterns established by existing development in the area.
- Pedestrian-friendly design.
- De-emphasize parking.
- Minimize scale contrasts, shading and privacy impacts.
- Create usable outdoor (or yard) spaces.
- Sustainable features.



Cottage Housing

Cottage homes/housing are groupings of small-scale, single family housing clustered around common open space.

Permitted through Pilot Program.

See TMC 13.05.15 Residential Infill Pilot Program for more information.