



City of Tukwila
**Community Development &
 Neighborhoods Committee**

- ◆ Kate Kruller, Chair
- ◆ Kathy Hougardy
- ◆ Zak Idan

Distribution:
 K. Kruller Mayor Ekberg
 K. Hougardy D. Cline
 Z. Idan C. O'Flaherty
 V. Seal L. Humphrey
 D. Robertson

AGENDA

TUESDAY, MAY 15, 2018 – 5:30 PM
HAZELNUT CONFERENCE ROOM
 (At east entrance of City Hall)

Item	Recommended Action	Page
1. PRESENTATION(S)		
2. BUSINESS AGENDA		
a. 2018 lodging tax application from the City of Tukwila in the amount of \$90,500.00 for Southcenter's 50th anniversary. <i>Brandon Miles, Business Relations Manager</i>	a. Forward to 5/29 C.O.W. and 6/4 Consent Agenda.	Pg.1
b. A briefing on Tukwila's animal regulations to include chickens and rats/rodents. <i>Nora Gierloff, Deputy Community Development Director</i>	b. Discussion only.	Pg.15
c. Zoning for homeless services. <i>Nora Gierloff, Deputy Community Development Director</i>	c. Discussion only.	Pg.19
3. ANNOUNCEMENTS		
4. MISCELLANEOUS		

Next Scheduled Meeting: Wednesday, May 30, 2018



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 Please contact the City Clerk's Office at **206-433-1800** (TukwilaCityClerk@TukwilaWA.gov) for assistance.



INFORMATIONAL MEMORANDUM

TO: **Community Development and Neighborhoods**

FROM: **Brandon Miles, Business Relations Manager**

CC: **Mayor Ekberg**

DATE: **May 8, 2018**

SUBJECT: **Lodging Tax Application Funding Request
City of Tukwila-Southcenter 50**

ISSUE

Approval of funding a request by the City of Tukwila for lodging tax funds to be used for events, marketing, staffing, promotion, and other cost related to the Southcenter 50th Celebration.

BACKGROUND

The City of Tukwila's Office of Economic Development is requesting \$90,500 in lodging tax funds to be used to mark the 50th anniversary of the opening of Southcenter Mall and to celebrate 50 years of the Southcenter District being the premier shopping, dining, and entertainment area in Puget Sound.

Available Lodging Tax Funds

The City collects a 1% lodging tax on certain qualifying overnight stays in paid accommodations (hotels/motels/Airbnb) in the City. State law limits the use of these funds to tourism promotion¹. There is currently just over \$1.1 million in lodging tax funds available for use. This does not include revenue for the months April and May because of the two-month lag in receiving lodging tax funds from the State. Additionally, the City has budgeted to collect \$755,000 in funds in 2018.

Application Approval Process

The City's Lodging Tax Advisory Committee (LTAC) reviews all requests, even by the City, for use of lodging tax funds. LTAC then forwards a list of recommended applications to the City Council for its review and consideration. If LTAC does not recommend an application be funded, that application is not forwarded to the City Council. The City Council may approve or deny any of the applications recommended by the LTAC. The City Council may also approve an application and increase or decrease the dollar amount awarded².

The City accepts applications on a rolling basis, with the LTAC reviewing requests monthly.

¹ RCW 67.28.080 (6) defines "tourism promotion" as "...activities, operations, and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding the marketing of or the operation of special events and festivals designed to attract tourists."

² On August 17, 2016, the Washington State Attorney General's Office issued an informal opinion regarding whether a municipality could change the dollar amounts recommended by the local lodging tax advisory committee. Specifically, the informal opinion states:

"When awarding lodging tax revenues pursuant to RCW 67.28.1816(2)(b)(ii), a municipality may award amounts different from the local lodging tax advisory committee's recommended amounts, but only after satisfying the procedural requirements of RCW 67.28.1817(2), according to which the municipality must submit its proposed change to the advisory committee for review and comment at least forty-five days before final action on the proposal."

Pending Applications

There is currently one application from the City of Tukwila pending. The LTAC reviewed the application at its May 1, 2018 meeting and recommends funding the application as submitted.

1. City of Tukwila. Southcenter 50 (\$90,500).

The City of Tukwila is requesting \$90,500 in funding as part of the Southcenter 50 celebration.

In May of 1968, Southcenter Mall, now known as Westfield Southcenter opened its doors to the public. At the time of its opening it was the second largest, climate-controlled shopping center in the country. Westfield Southcenter is known as one of the premier shopping destinations in the Pacific Northwest.

The opening of Southcenter Mall was a catalyst for the huge growth of retail and commercial activity in Tukwila's Southcenter Neighborhood, recognized by Puget Sound residents as convenient place for shopping, dining, hotels, and family fun. And it all started with the Mall's opening in 1968.

Working with Westfield, the Chamber, and other partners, the City would like to celebrate the 50th anniversary of the Southcenter Shopping District. The impetus of this celebration is this year's 50th anniversary of the Mall; however, besides just celebrating the Mall's opening, we will also celebrate 50 years of Southcenter being one of the premier shopping districts in the Puget Sound, as well as the future.

Last year the City received \$50,000 funding to begin the initial planning, promotion, and development of the Southcenter 50th celebration. Approximately, \$26,600 was spent and/or committed for the Southcenter 50th. The City is requesting to roll the unspent/uncommitted balance of \$23,400 to this application and is also requesting an additional \$67,100 in additional funds (\$23,400 + \$67,100 = \$90,500 (not to exceed)).

The Southcenter 50 campaign includes, but is not limited to:

1. Activation with signage in and around the core shopping area.
2. 5k, in partnership with the Seattle Sounders.
3. Evening events.
4. Enhancing and marketing Touch a Truck as a "Southcenter 50th" event.
5. Two Promotional Videos.
6. History promotion
7. Creation of a video highlighting the early history of the area; building and opening of the Mall; buildout of the area; and what the future holds.
8. PR and Advertising promotion.
9. Social Media, including hourly rate for an intern.
10. Symposium focused on the future of shopping, dining, and entertainment.
11. Engage the public to share their own stories about Southcenter.
12. Sponsorship of third party activities in the Southcenter area.
13. Other general marketing, branding, and promotional activities.

The funding requested will be used for the Southcenter 50th Celebration, which will commence this summer. The City's funds are to celebrate the entire district. Only the actual costs will be billed. Funds not used will remain in the lodging tax fund and are eligible to be used next year. A

conceptual budget is attached with the application. Funds may be moved between the various categories as the Southcenter 50 campaign progresses.

Westfield Southcenter will be providing a significant amount of in-kind contribution, including allowing the City to have use advertising area at the Mall and allowing the Mall parking area to be used to stage a 5K run. Additionally, Westfield will be hosting and paying for an evening event on July 31st.

FINANCIAL IMPACT

The total amount of funding requested from the lodging tax fund is \$59,064. As discussed above, the City has budgeted the collection of \$755,000 in lodging tax revenue in 2018.

<i>2018 Lodging Tax Overview</i>		<i>Notes</i>
<u>Revenue</u>		
Estimated Fund Balance	\$1,167,394	
Projected Lodging Tax Revenue (Budgeted)	\$755,000	This was the budgeted estimated in the adopted City budget.
<u>Expenditures</u>		
<u>Committed Funds</u>		
Seattle Southside Regional Tourism Authority	(\$292,500)	In 2017, the City approved a two-year application and contract with Seattle Southside Regional Tourism Authority. The number shown reflects the funds committed for 2018.
City of Tukwila, General Administration	(\$59,064)	Approved by City Council on February 19, 2018.
<u>Pending Applications</u>		
City of Tukwila Southcenter 50 Celebration	(\$90,500)	Approved by LTAC on May 1, 2018.
Total Approved and Pending expenditures:	(\$442,064)	
Estimated Additional Funds Available for Activities:	\$1,480,330	

RECOMMENDATION

The LTAC considered the request at its May 1, 2018 meeting and recommended approval of the request. Staff recommends that the City Council approve the funding request, as recommended by LTAC. Staff suggests that the application be placed on the May 29 Committee of the Whole meeting and June 4 consent agenda.

ATTACHMENTS

- A. City of Tukwila Southcenter 50th Application.

Application to the City of Tukwila for Use of 2018 Lodging Tax Funds

Event or Activity Name (if applicable):	Southcenter 50 th Anniversary
Amount of Lodging Tax Requested:	\$90,500
Applicant Organization:	City of Tukwila
Federal Tax ID Number:	91-6001519
Mailing Address:	6200 Southcenter Blvd, Tukwila, WA 98188
Primary Contact Name:	Brandon Miles
Primary Contact Phone:	206-431-3684
Primary Contact Email Address:	Brandon.Miles@Tukwilawa.gov

Check all the service categories that apply to this application:

- Tourism promotion or marketing.
- Operation of a special event or festival designed to attract tourists.
- Operation of a tourism-related facility owned or operated by a non-profit organization.
- Operation and/or capital costs of a tourism-related facility owned by a municipality or a public facilities district.

Check which one of the following applies to your agency:

- An entity engaged in tourist marketing or tourism promotion.
- Non-Profit (501(c)(3) or 501 (c)(6)) (Note: Attach a copy of your current non-profit corporate registration from the Washington Secretary of State Office)
- Municipality (City, Town, or County of Washington State)

I am an authorized agent of the organization/agency applying for funding. I understand that:

- I am proposing a tourism-related service for 2018. If awarded, my organization intends to enter into a services contract with the City; provide liability insurance for the duration of the contract naming the City as additional insured and in an amount determined by the City; and file for a permit for use of City property, if applicable.
- My agency will be required to submit a report documenting economic impact results in a format determined by the City.

_____/s/_____
Signature:

April 30, 2018
Date:

1) Describe your tourism-related activity or event.

In May of 1968, Southcenter Mall, now known as Westfield Southcenter opened its doors to the public. At the time of its opening it was the largest, climate controlled shopping center in the country. Westfield Southcenter is known as one of the premier shopping destinations in the Pacific Northwest.

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9. Social Media, including hourly rate for an intern.
10. Symposium focused on the future of shopping, dining, and entertainment.
11. Engage the public to share their own stories about Southcenter.
12. Sponsorship of third party activities in the Southcenter area.
13. Other general marketing and promotional activities.

Overall, this is a marketing campaign to promote the Southcenter area as the premier shopping, dining, and entertainment area in the Puget Sound.

2) Tukwila's brand signature experience is built on the following themes:

- *Family Entertainment*
- *Shopping*
- *Fun with Friends*

Describe how your event, activity, or festival builds on one or all the themes listed above:

Southcenter 50 will be consistent around the entire Tukwila brand and the brand pillars described above. The Southcenter District has a wide variety of shopping and family entertainment. Several of the events, such as Touch a Truck and the Sounder 5K, are focused on family fun and fun with friends.

3) If an event, list the event name, date(s), and projected overall attendance.

Touch A Truck:	1,000
Sounder Run:	2,500
Evening Events:	300
Third Party Events:	1,000

The Southcenter 50 is primarily a marketing campaign for the entire district. Our overall media impression target is 1 million.

4) Is your event/activity/facility focusing on attracting overnight tourists, day tourists, or both?

Both.

5) Describe why visitors will travel to Tukwila to attend your event/activity/facility.

The Southcenter District is the premiere shopping district in the Puget Sounds. Over 100,000 people visit the district every day. The District is conveniently located at the intersection of I-405 and I-5. The events are unique, such as the Sounder 5K run and Southcenter 50 evening events.

6) Describe the geographic target of the visitors you hope to attract (locally, regionally, nationally, and/or internationally).

Primarily people within a one-hour drive of the City. However, hotel guests in the Southcenter area will also enjoy and benefit from the events.

7) Describe the prior success of your event/activity/facility in attracting tourists.

The Southcenter District generates just over \$2 billion in taxable retail sales a year, with approximately \$388 million being attributed to tourists (Dean Runyan). The Touch a Truck event is an existing event that continued to grow and the Seattle Sounders 5K was operating in Redmond for the last few years and has had strong attendance.

Again, the Southcenter 50 is primarily a marketing and promotional initiative.

The City has also brought in partners, including the Chamber, Westfield, and Seattle Sounders to help with the events and promotions. These partners have a proven record of holding first rate events.

8) If this your first time holding the event/activity/facility provide background on why you think it will be successful.

No.

9) Describe how you will promote lodging establishments, restaurants, retailers, and entertainment establishments in the City of Tukwila.

The Southcenter 50 campaign will promote all of the offering in the Southcenter District area including, restaurants, shopping, hotels, etc.

10) As part of the City's branding process, the City committed to using the "Tukwila" name above other names often used to describe the City (or parts of the City), such as "Southcenter" or "Seattle."

a) If you are existing entity currently operating in the City does your entity list its physical location as being in Tukwila? If not, why? (Note: This question is only with the city being used to describe your location, it does not apply to out of area marketing, which may say "Seattle" or "Seattle Southside.").

Yes. This campaign will use the "Tukwila" name very prominently.

b) If you are proposing a new activity, festival, or event will it be described as occurring in "Tukwila?"

Yes, all new and existing events will say Tukwila. "Southcenter District" may be used, but will be use in conjunction with the "Tukwila" name.

c) If you are proposing a marketing program please outline how the "Tukwila" name will be used, promoted, used in promotional materials and used in social media.

Tukwila will be use prominently in all marketing and social media posts.

11) Measurements and Metrics (Note: You will be required to report these metrics as part of the close out of the agreement between your organization and the City.)

As a direct result of your proposed tourism-related service, provide an estimate of:	
a. Overall attendance at your proposed event/activity/facility.	10,000 Plus, over 1 million of media and marketing impressions.
b. Number of people who will travel fewer than 50 miles for your event/activity.	9,000
c. Number of people who will travel more than 50 miles for your event/activity.	1,000
d. Of the people who travel more than 50 miles, the number of people who will travel from another country or state.	Less than 200.
e. Of the people who travel more than 50 miles, the number of people who will stay overnight in Tukwila.	1,000
f. Of the people staying overnight, the number of people who will stay in PAID accommodations (hotel/motel/bed-breakfast) in Tukwila.	1,000
g. Number of paid lodging room nights resulting from your proposed event/ activity/facility (for example: 25 paid rooms on Friday and 50 paid rooms on Saturday = 75 paid lodging room nights)	2,500 Again, this primarily a marketing and promotional campaign to build overall brand awareness for Tukwila and to help build the brand.

12) What methodologies did you use to calculate the estimates and what methodologies will you use to track outcomes, such as total participants, estimated visitor spending, etc.?

For the events, these are estimates based on experience. Media and marketing impressions will be tracked throughout the campaign.

13) Are you applying for lodging tax funds from another community? If so, which communities and in what amounts?

No.

14) Are you applying funding from Seattle Southside Regional Tourism Authority (SSRTA)? If so, in what amount?

No.

15) What is the overall budget for your event/activity/facility? What percent of the budget are you requesting from the City of Tukwila?

Total Request is: \$90,500 (Net new is \$67,100, with \$23,400 from Phase 1 being rolled over into the final phase).

See attached. Westfield Southcenter and the Tukwila Historical Society will be putting on their own events with their own funding.

Note:

Last year \$50,000 was approved in lodging tax funding to help organize and do initial promotion for the Southcenter 50 celebration.

A.	Southcenter 50 Phase 1:	\$50,000
B.	Funds Spent in Phase 1:	(\$26,560)
C.	Unused Funds from Phase 1:	\$23,440
D.	Funds Needed Final Phase:	\$90,500
E.	Apply Unused Funds from Phase 1 (column C):	(\$23,400)
F.	Net Additional Funds Needed (Column D-E):	\$67,100

Completed applications should be submitted to:

Lodging Tax Advisory Committee
c/o Brandon Miles
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

Or,

Brandon.Miles@Tukwilawa.gov

Questions?

LTAC Contact:
Brandon J. Miles
(206) 431-3684
Brandon.Miles@Tukwilawa.gov.

Southcenter 50

Goals:

1. Celebrate 50 years of Westfield Southcenter and the entire shopping district.
2. Get excited about the future of the entire shopping district (Pedestrian Bridge Opening and new mixed use projects).
3. Remind the Seattle Metro area that the Southcenter District has and will remain the premier shopping, dining, and entertainment district in the Puget Sound.

Events

Some of these events are existing, but would be brought up the “Southcenter 50” brand for this year only.

Event	Date	City Lodging Tax Funds?	Amount	Notes
Tukwila Historical Society	May 19 th	No	N/A	Confirmed
Touch a Truck	July 28 th	Yes, to expand the event and include some marketing under the Southcenter 50 brand.	\$7,500	Confirmed
Southcenter Mall 50 th Celebration	July 31 st	Possible, but only a small amount. Westfield is the lead on organizing this event.	\$5,000	Confirmed
Seattle Sounders 5K	September 15 th	Yes, event logistics and marketing.	\$15,000	Probable Confirmation
Seattle Chocolates Haunted House	October, 2018	Yes, sponsorship only.	\$5,000	Probable Confirmation
Retail Symposium	November 9 th	Yes	\$7,500	Confirmed.
		Subtotal:	\$40,000	

General Marketing and PR

The following generally outlines some of the marketing and public relations work we are going to do for the Southcenter 50th.

Platform	Status	City Funds Lodging Tax	Amount	Notes
Facebook, @Southcenter50	Launched and running very low key.	None Needed.	\$1,000	Just got to 450 followers, but we haven't been doing a huge push. Cost includes hourly rate for intern.
Instagram	Not launched	N/A	\$1,000	Cost includes hourly rate for intern.
Video highlighting future development.	Getting ready to execute an agreement with firm.	Yes, plus funds \$15,000 of Port funds from grant.	\$1,000	Will focus from the train station to the Mall, along Baker Blvd.
Seattle Times Stories	Reached out, tour provided.	N/A	N/A	Several story ideas: 1. Focus on the Mall. 2. Future vision
Interviews with key people and video.	Researching	Yes	\$10,000	<ul style="list-style-type: none"> • Nordstrom Family Member. • Costco CEO. • Westfield
Promotional Video	In Development	Yes	\$10,000	
General Promotion and Marketing	Ongoing	Yes	\$2,500	Outreach to promote the district, tied to the overall history and the future.
		Subtotal:	\$25,500	

District Activation

Platform	Status	City Funds Lodging Tax	Amount	Notes
Billboard on S. 180 th and West Valley Hwy.	Not yet started.	Yes, for design of ad only.	\$500	City has rights to use the billboard for free.

Parking Garage Signs	Not Started	Yes, for design and printing.	\$3,000	In-Kind from Westfield for Space.
Digital Signs in Mall.	Not Started	Yes, for design only.	\$500	In Kind from mall.
Three special signs in Mall.	Not Started.	Yes, in part, for design and printing?	\$3,000	In kind from Mall.
Static History Boards	Not Started.	Yes	\$10,000	Historylink
Other Opportunities	On-Going	Yes	\$1,000	Historylink.
		Subtotal:	\$18,000	

Swag/Collateral/Other

Platform	Status	City Funds Lodging Tax	Amount	Notes
Brochure/Pamphlet for events	Not Started	Yes	\$2,500	Funds for design and photo rights.
Digitize Photos	Not Started	Yes	\$2,000	May need to get copyright permission.
Swag Bags for Event	Not Started	Yes	\$2,000	Funds for buying and or making bags and collateral.
Other	On-Going	Yes	\$500	
		Subtotal:	\$7,000	

Total Request: \$90,500

In 2017, Lodging Tax Advisory Committee and the City Council approved an application for \$50,000 to help with the initial planning and organizing of the Southcenter 50th celebration. The City has used/committed \$26,560 of these funds, thus \$23,440 is unspent and uncommitted. An additional \$67,100 is being request of lodging tax funds (\$90,500-\$23,440).



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods Committee
FROM: Jack Pace, DCD Director
BY: Nora Gierloff, Deputy DCD Director; Kia Shagena, Code Enforcement Officer
CC: Mayor Ekberg
DATE: May 9, 2018
SUBJECT: Tukwila's Animal Regulations and Rats

ISSUE

Council has asked for a briefing on existing chicken keeping regulations, as well as an analysis of the role chickens may play in rat/rodent related concerns across the city.

BACKGROUND

Tukwila's animal regulations at TMC section 7.08 were updated in 2011 in response to a request from the public to allow increased opportunities for residents to raise chickens. The regulations were updated again in 2015 to align with the King County Animal Control Code.

The following table compares the current restrictions on chicken keeping in the South King County jurisdictions of Burien, Des Moines, SeaTac, Kent, and Renton, as well as Tukwila and Seattle.

Table with 6 columns: City, Min. Lot Size, Setback: Lot Line, Setback: residence, # allowed, Regs Revised. Rows include Seattle, Renton, Kent, SeaTac, Burien, Des Moines, and Tukwila.

* Renton allows coops and kennels in rear yards only
** 1 additional chicken allowed per each additional 1,000 sf.
*** SeaTac allows a total of 5 "outside animals," which includes chickens and roosters.
**** 5 for 7,200 sf and then 1 per 1,000 additional sf up to 15

Sources: Seattle Municipal Code 23.42.052, Renton Municipal Code 4-4-010, Kent Municipal Code 15.08.070, SeaTac Municipal Code 15.440.100, Burien Municipal Code 19.17.100, Des Moines Municipal Code 18.150.080, and Tukwila Municipal Code 7.08

Tukwila does not have a minimum lot size for keeping chickens, instead treating them as an accessory use. This means that chickens cannot be kept on an otherwise vacant parcel but must be associated with another permitted use such as a residence or business. The limitation of one chicken per 1,000 sf of parcel area relates the number of chickens to the size of the parcel.

Since the adoption of the Tukwila Works platform, only 9 reported issues have directly mentioned rats or rodents. Since 2014, Code Enforcement has opened approximately 16 cases with direct mention of rats, rodents, or mice. Of these, one case related to chickens (approximately 30 roosters were onsite). All other reported rat, rodent, or mice complaints were related to other sources of concern such as an accumulation of garbage/rubbish, overgrowth, and vacant structures. One complaint was related to bird feeding. Two complaints were related to multifamily housing, both of which involved concern regarding tenant housekeeping.

In 2016, Tukwila's Residential Rental Business License Requirements at TMC section 5.06.040 were updated in response to public concern regarding pests in multi-family housing. A new requirement was placed on multi-family properties to document an ongoing Integrated Pest Management (IPM) program.

The Rental Housing team has found that most property owners and managers are unfamiliar with IPM. Education plays a critical role in Code Enforcement's approach to correcting and preventing violations. Code Enforcement continually strives to educate residents on the community impact of garbage and overgrowth violations.

The Rental Housing Program website currently hosts two IPM training videos (which include: "Managing Pests in Multifamily Housing" and "StopPests' IPM Coordinator Training"), the IPM Guide for Affordable Housing; and links to additional IPM resources. Staff have attended an IPM workshop, routinely discuss IPM with property owners and managers and are continuing to enhance IPM efforts. Code Enforcement has developed a handout that specifically addresses garbage/rubbish concerns with future plans to develop a handout focused on overgrowth.

DISCUSSION

Most rat issues have historically been directed to King County Public Health, therefore the scope of rat related concerns across the city is unclear. Tukwila Works and past Code Enforcement case history indicate that though the keeping of chickens plays a role in rat related complaints, based on case history, chickens appear to represent a very small part of the problem. More commonly issues are related to bird feeders, pet food kept outdoors, fruit trees dropping fruit and unsecured garbage.

Implementing universal curbside garbage service for all residential properties (with a possible opt out clause) would have several benefits. In addition to regular weekly curbside disposal, ALL residents would also have the opportunity to participate in the bulk item curbside pick-up event and any other special disposal events offered by Waste Management. This should reduce stockpiling of garbage by self-haulers and the associated pests. The ability to opt out could be forfeited if garbage/rubbish related violations are verified by Code Enforcement.

FINANCIAL IMPACT

The only direct costs would be outreach and staff time. Implementing a universal garbage requirement would likely lower citywide waste disposal costs.

RECOMMENDATION

Information and discussion only.

ATTACHMENT

A. TMC Chapter 7.08

CHAPTER 7.08

LIVESTOCK, SMALL ANIMALS AND FOWL

Sections:

- 7.08.010 Chapter compliance required
- 7.08.020 Livestock defined
- 7.08.030 Small animals and fowl defined
- 7.08.040 Animals kept as pets
- 7.08.050 Roosters prohibited
- 7.08.060 Enclosure construction
- 7.08.070 Maintaining swine within City limits
- 7.08.080 Minimum area for keeping animals
- 7.08.090 Number of animals per property area size
- 7.08.100 Distance from any dwelling
- 7.08.110 One building per parcel for housing
- 7.08.120 Nuisance prohibited
- 7.08.130 Manure removal
- 7.08.140 Enforcement
- 7.08.150 Exemptions

7.08.010 Chapter compliance required

It is unlawful for any person, persons, firm or corporation to keep or maintain livestock, small animals or fowl within the City limits, except as provided in this chapter and TMC Title 18. If there is a conflict between a provision of this chapter and a provision in TMC Title 18, the provision in TMC Title 18 shall control.

(Ord. 2466 §2 (part), 2015)

7.08.020 Livestock defined

"Livestock," where used in this chapter, means and includes horses, mules, ponies, cattle, sheep, goats, llama, oxen and swine. "Large livestock," where used in this chapter, means and includes cattle, goats, llama, oxen and swine. "Small livestock," where used in this chapter, means and includes sheep and goats smaller than 24 inches at the shoulder and/or not more than 150 pounds in weight.

(Ord. 2466 §2 (part), 2015)

7.08.030 Small animals and fowl defined

"Small animals and fowl," where used in this chapter means and includes rabbits, chinchillas, chickens, geese, ducks, turkeys, peafowl and pigeons.

(Ord. 2466 §2 (part), 2015)

7.08.040 Animals kept as pets

Dogs, cats, guinea pigs, hamsters, ferrets, fish, parrots, parakeets and similar animals kept as household pets within a dwelling unit will not be subject to the limitations of this chapter. Dogs and cats are regulated by TMC Section 7.12.

(Ord. 2466 §2 (part), 2015)

7.08.050 Roosters prohibited

The keeping of roosters within the City limits is prohibited.
(Ord. 2466 §2 (part), 2015)

7.08.060 Enclosure construction

All livestock, small animals and fowl shall be kept within an enclosure adequately built and maintained to prevent the livestock, small animals and fowl from breaking through, out, over or under the same. All pens, coops, hutches and housing of any kind used for the housing of livestock, small animals and fowl must be built to include siding or shakes or their equivalent, and must be painted or stained to appear presentable.

(Ord. 2466 §2 (part), 2015)

7.08.070 Maintaining swine within City limits

Swine may be kept or maintained within the City limits provided they are kept within an enclosure as herein described, the outside limits of which shall be not less than 200 feet from the nearest residence.

(Ord. 2466 §2 (part), 2015)

7.08.080 Minimum area for keeping animals

With the exception of chickens, no horses, mules, ponies, small livestock, small animals or fowl shall be kept on any property within the City limits where the parcel does not contain a minimum of 10,000 square feet of area, or other minimum area as set forth in this chapter. Chickens may be kept as an accessory to any legal use regardless of the area of the parcel. No large livestock shall be kept on any property within the City limits where the parcel does not contain a minimum of 43,560 square feet (one acre) of area. At least 20,000 square feet of pasture area is required for keeping a horse, mule or pony in the City.

(Ord. 2466 §2 (part), 2015)

7.08.090 Number of animals per property area size

A. Small animals and fowl shall be permitted in numbers as follows:

1. Twelve rabbits, twelve chinchillas, twelve pigeons or any combination of rabbits, chinchillas or pigeons, not to exceed a total of twelve collectively, for 10,000 square feet of property.
2. The number of rabbits, chinchillas or pigeons may be increased by 1/10th for each additional 1,000 square feet of property.
3. Six geese, six ducks, six peafowls, six turkeys or any combination of geese, ducks or turkeys, not to exceed a total of six collectively for 10,000 square feet of property.
4. The number of geese, ducks, peafowls or turkeys may be increased 1/10th for each additional 1,000 square feet of property.
5. One chicken per every 1,000 square feet of property.

6. At no time shall the total number of small animals or fowl exceed a total of twelve for each 10,000 square feet of property.

B. Livestock shall be permitted in numbers as follows:

1. Not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above-mentioned animals shall be allowed on the same lot.

2. Two large livestock for each 43,560 square feet (one acre) of property. Additional large livestock requires an additional 43,560 square feet (one acre) of property.

3. Not more than 3 small livestock for each 10,000 square feet of property, but not more than a total of 6 of the above-mentioned animals shall be allowed on the same lot.

(Ord. 2466 §2 (part), 2015)

7.08.100 Distance from any dwelling

Enclosures for the housing of small animals and fowl shall be built and located not less than 10 feet from any dwelling and property line. The roaming area for the small animals and fowl shall be fenced and located not less than 10 feet from any dwelling.

(Ord. 2466 §2 (part), 2015)

7.08.110 One building per parcel for housing

Not more than one building for the housing of livestock, small animals or fowl shall be allowed on any one parcel.

(Ord. 2466 §2 (part), 2015)

7.08.120 Nuisance prohibited

No livestock, small animals or fowl shall be kept in such a manner that a condition resulting from same shall constitute a nuisance.

(Ord. 2466 §2 (part), 2015)

7.08.130 Manure removal

A. All enclosures, confinement areas, and/or open run areas shall be kept clean. Provision shall be made for the removal of animal waste and food waste so that the areas are kept free from infestation of insects, rodents or disease, as well as to prevent obnoxious or foul odors. Animal waste shall be properly disposed of and any accumulated animal waste must not be stored within the parcel setback area. Any storage of animal waste must not constitute a nuisance.

B. Manure shall not be allowed to collect in any place where it can prejudicially affect any source of drinking water.

C. Manure, when used as a fertilizer, must be plowed or spaded under within 24 hours after application.

(Ord. 2466 §2 (part), 2015)

7.08.140 Enforcement

Code Enforcement Officers for the City or any law enforcement officer shall be authorized to enforce this chapter, unless otherwise provided.

(Ord. 2466 §2 (part), 2015)

7.08.150 Exemptions

A. Residents may keep all animals legally owned and kept prior to the effective date of this ordinance, provided they do not constitute a nuisance.

B. Any person, persons, firm or corporation who discontinues the keeping or reduces the number of livestock, small animals or fowl for a period of more than 90 days, or who sells or transfers his property, shall then become subject to all the provisions of this chapter.

(Ord. 2466 §2 (part), 2015)



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods Committee

FROM: Jack Pace, DCD Director

BY: Nora Gierloff, Deputy DCD Director; Stacy Hansen, Human Services Coordinator

CC: Mayor Ekberg

DATE: May 8, 2018

SUBJECT: Zoning for Homeless Services

BACKGROUND

Tukwila's Zoning Code does not address shelters or services for those experiencing homelessness. The only definition of shelter in the TMC is limited to serving people escaping domestic violence or teen runaways. This use is permitted in the LDR, MDR, HDR, MUO, and O zones.

18.06.743 Shelter

"Shelter" means a building or use providing residential housing on a short-term basis for victims of abuse and their dependents, or a residential facility for runaway minors (children under the age of 18).

In addition to overnight accommodation, homeless services could include a hygiene facility, social service providers, medical care, day care/after school care, and clothing banks.

A year and a half ago Mary's Place approached Tukwila with a proposal to open a temporary shelter to provide services for families experiencing homelessness. Because this use was not specifically permitted under Tukwila zoning staff worked with Mary's Place to create a development agreement for a proposed location in the City. Due to operational restrictions in the development agreement, environmental constraints of the proposed site, the limited number of families that could be accommodated under the building code, and the cost of required tenant improvements ultimately Mary's Place opted not to pursue the Tukwila location.

Mary's Place recently opened a shelter in the old White Center Public Health Center to serve approximately 70 people. The building lends itself to the use with separate spaces for eating and sleeping. It is adjacent to a food bank and is on a bus line that serves major employment centers. Mary's Place is considering purchasing a 23,000 square foot former drug and alcohol addiction treatment center in Burien with private rooms, a commercial kitchen, large common

areas, medical facilities, and parking. The Burien location would provide housing and employment resources during the day and shelter for approximately 200 people each night.

2017 Statistics:

- Students experiencing homelessness in the Tukwila School District: 243 out of 3,037 students are registered as McKinney Vento Students (8%).
- Catholic Community Services provided one-time rent/utility eviction prevention funds to 59 (27 households) Tukwila residents at risk of eviction/utility shut-off.
- Domestic Abuse Women's Network DAWN, provided confidential shelter, 252 bed nights to 4 Tukwila residents.
- Hospitality House provided 151 bed nights to three homeless, single Tukwila women.
- Refugee Women's Alliance provided \$7,000 rent/utility assistance to 34 Tukwila household providing housing stability (eviction prevention/utility shut-off)
- Multi Service Center provided one-time rent/utility assistance totaling \$39,000 to stabilize 74 Tukwila households (188 individuals) at imminent risk of homelessness
- Multi Service Center Shelter provided 2 homeless Tukwila households (8 individuals) with 1,349 bed nights.
- Nexus Street Outreach made 56 contacts with homeless Tukwila youth, provided 70 health, hygiene, food and clothing packs and enrolled 4 youth in case management services.
- REACH Center of Hope Day-Evening Shelter (Renton) served 23 homeless Tukwila families/women with 1,116 bed nights.
- SKC Public Health Mobile Dental Van (dental for the homeless) provided 65 dental visits to 21 homeless residents in Tukwila.
- Sound PATH Homeless Outreach Team provided 204 hours of case management to 25 Tukwila residents who were experiencing homelessness.
- Tukwila Community Center has provided 4,400 free showers in the past 7 months. 95% of those were to people experiencing homelessness.
- Way Back Inn – Provided 1,812 bed nights to 10 Tukwila households (31 residents) in 3 Tukwila properties (4 units) of transitional housing to homeless Tukwila families.

DISCUSSION

The South King Housing and Homelessness Partnership 2017 year-end report in the March 13, 2018 CDN packet summarizes the response to the growing housing crisis in our area. The cities of Federal Way, Kent, Renton, Burien and Auburn all have emergency and/or year-round shelters for different populations. In Tukwila two churches have periodically hosted Tent City homeless encampments and one provides informal transitional housing. The Tukwila Community Center operates as an informal hygiene center by allowing use of the locker room on a walk-in basis. This is going through a significant change-currently in a reduced days/hours pilot until month end.

The Council may want to develop definitions for emergency shelters, transitional housing and homeless services, explore what zones are appropriate for these uses and develop criteria and

an approval processes for siting these uses. This would provide greater certainty for any future agency interested in establishing these in Tukwila.

Considerations for siting homeless services include:

1. Are shelters more appropriate in residential, mixed use, commercial or industrial zones? See Tukwila's zoning map at http://www.tukwilawa.gov/wp-content/uploads/Comp-Plan_Zoning-Map.pdf.
2. Should shelters or other homeless services be permitted outright or subject to a public review process such as a conditional or unclassified use permit? If so what criteria should be used?
3. Should they be limited to locations within a certain distance of transit or other supportive services? See Attachment B for a map of transit routes in Tukwila.
4. Should there be minimum buffers between shelters and certain other uses?
5. Should homeless services and shelters continue to be allowed as accessory uses to religious institutions without City review?

FINANCIAL IMPACT

No direct costs except for public outreach and staff time if the Council is interested in developing an ordinance.

RECOMMENDATION

Information and discussion only. This item could be added to the 2019-2020 budget goals.

ATTACHMENTS

- A. Definitions and standards from Regional Cities
- B. Transit Map

Attachment A – Definitions from other Cities

Kent

15.02.131 Emergency housing, emergency shelter.

Emergency housing, emergency shelter means a facility operated publicly or privately to provide housing for individuals or families who are otherwise homeless and have no immediate living options available to them. Such facilities may provide support services, food, and sanitation. Emergency housing shall not exceed a ninety (90) day period per individual or family.

- Conditional use in neighborhood commercial, general commercial, mixed use and industrial zones.

15.02.528 Transitional housing.

Transitional housing means a facility owned by a public housing authority, nonprofit organization or other public interest group, that provides housing to persons on a temporary basis for a duration not to exceed twenty-four (24) months in conjunction with job training, self sufficiency training, life skills training, human services counseling, or other similar services. Transitional housing is not a transient accommodation. Transitional housing does not include group homes.

- Permitted use in multi-family, general commercial, mixed use and manufacturing districts.

Burien

19.10.060 Community facility

– A use which serves the public and is generally of a public service, non-profit nature, including, but not limited to: food and clothing banks and other non-profit social service organizations.

- Permitted use in most districts

SeaTac

Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to: group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Community residential facilities do not include halfway houses, overnight shelters, or transitional housing.

- Permitted use in most zones, limited to 5 residents and 2 caretakers in low and medium density residential, no occupancy in higher density zones.

Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter 246-360 WAC.

- Permitted use in urban zones as part of a religious facility and in general commercial zones with a CUP. Subject to landscape buffers.

Transitional Housing

Housing provided under a program, offering twenty-four (24) hour access to specific persons, for periods of one (1) month or more for human services purposes, such as helping unemployed, homeless individuals to obtain employment and permanent housing. Transitional housing is not a transient accommodation.

- Conditional use in high density residential, permitted use in regional commercial zones.

Renton

SERVICE AND SOCIAL ORGANIZATIONS

An incorporated or unincorporated nongovernmental or private association of persons organized for social, education, literary or charitable purposes. This definition also includes community meeting halls, philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions and offices, and government facilities.

- Allowed with a conditional use permit from the Hearing Examiner in all zones except single family.

Shoreline

Transitional Housing Facilities

Housing units within the City of Shoreline owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling, the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

- Not called out as a separate use type.

Community Residential Facility (CRF)

Living quarters meeting applicable Federal and State standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling,

rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified as health services. CRFs are further classified as follows:

- A. CRF-I – Nine to 10 residents and staff;
- B. CRF-II – Eleven or more residents and staff.

If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRFs. CRFs shall not include Secure Community Transitional Facilities (SCTF). (Ord. 515 § 1, 2008).

- Permitted or Conditional use in all zones.

Social Service Providers are permitted in the following campus zones but not defined.

20.40.045 Campus zones.

A. The purpose of the campus zone is to provide for the location of charitable, educational, health, rehabilitative or other institutions and ancillary or compatible uses to the primary institutions located on the same site.

B. Specific areas have been established to implement the appropriate objective of each different campus zone as follows:

- 2. **Fircrest Campus Zone (FCZ).** The Fircrest Campus is an approximately 83-acre site with existing uses that include the Fircrest School, a state-operated residential habilitation center and two not-for-profit tenants.
- 4. **Shoreline Community College Campus Zone (SCZ).** Shoreline Community College is an approximately 79-acre state-operated community college. The college provides academic, professional, technical and workforce training programs, continuing education and community involvement programs to meet the lifelong learning needs of the community.

Auburn

18.04.891 Supportive housing.

“Supportive housing” means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long-term, rather than transitional, housing. Long-term housing is approximately longer than two years, whereas transitional housing is no more than two years. Supportive housing is not a communal residence.

- Permitted in high density residential zones.

18.04.440 Group residence facility.

“Group residence facility” means a facility licensed by the state and operated with full-time supervision for housing resident persons who, by reason of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional nonmedical treatment program for rehabilitation and social readjustment. For the purposes of this title, a nonmedical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative services but does not include drug and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. The use of medication by any resident shall be incidental to that person’s residence in the facility and shall not be a criterion for residence in the facility. This definition does not include residential dwellings which meet all other requirements of this title, that provide programs related to this definition or which provide services of a nursing home as defined by ACC 18.04.660. A group residence facility is not a communal residence.

- 6 or fewer residents permitted in all residential zones, conditional use for 7 or more in medium and high density residential.

18.04.770 Quasi-public use.

“Quasi-public use” means a use operated by a private nonprofit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals, and the like.

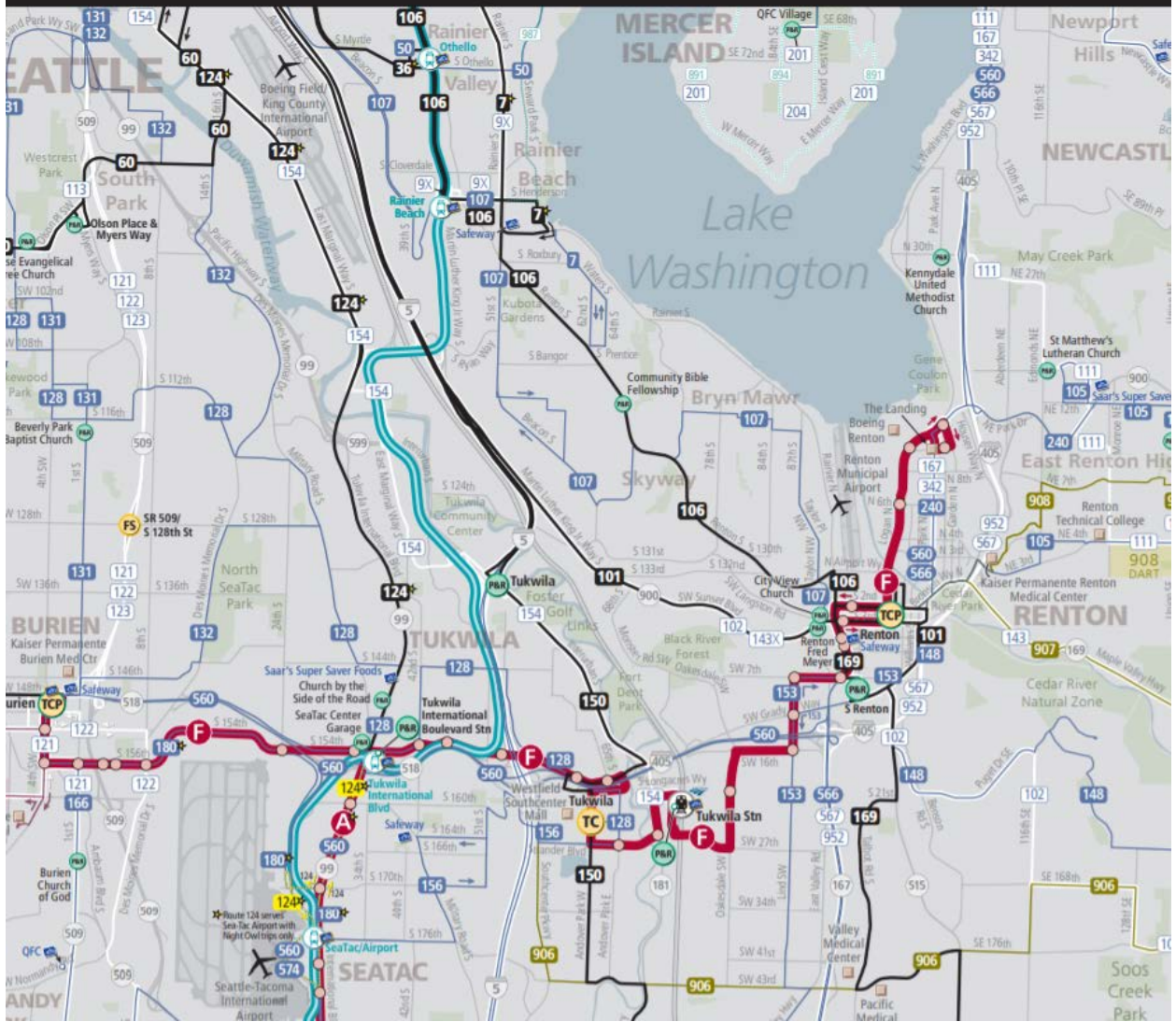
- Term not used in use table.

18.04.824 Social and service organizations.

“Social and service organizations” refers to incorporated or unincorporated nongovernmental or private associations of persons organized for social, education, literary or charitable purposes. This definition also includes community meeting halls, philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions and government facilities.

- Term not used in use table.

Metro Transit System: Southwest Area



Bus Routes and Facilities

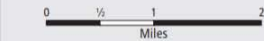
- RapidRide line and stop
- frequent all-day route (every 15 minutes or less until 6pm Mon–Fri)
- all-day route
- all-day routes that combine for frequent service
- *route includes Night Owl service
- peak-only route
- school route
- Demand Area Response Transit: route and flexible service area*
- Community Shuttle: route and flexible service area*
- *Reserve a ride off the scheduled route in these areas.
- Metro Transit (King County)
- Sound Transit (regional express routes)
- Pierce Transit (Pierce County)
- transit center
- transit center with park & ride
- park & ride with more than 250 spaces
- park & ride with less than 250 spaces
- freeway station
- major transfer point

Other Transit Services and Facilities

- Sounder commuter rail line and station (Amtrak)
- Central Link light rail line and station
- Washington State Ferries route and terminal
- ORCA: vending machine | retailer

Selected Base Map Features

- interstate / state highway routes
- In general, the designations "St" and "Ave" are not shown on this map. In King and Pierce counties "Streets" usually run east–west and "Avenues" usually run north–south.
- MEDINA: incorporated city (all capital letters)
- Admiral: neighborhood or other unincorporated place
- point of interest or common destination



March 2018

Transit Service at Major Park & Rides and Other Transfer Points

	Schedules vary—see timetables ST = Sound Transit, PT = Pierce Transit
Auburn Park & Ride	910, 952 ST 566
Auburn Station Transit Center and Park & Ride	180, 181, 186, 910, 915, 917 ST 566, 578, Sounder commuter rail PT 497
Burien Transit Center and Park & Ride	F Line, 120, 121, 122, 123, 131, 132, 166, 180, 631 ST 560
Federal Way/S 320th Street Park & Ride	177, 178, 193
Federal Way Transit Center and Park & Ride	A Line, 179, 181, 182, 183, 187, 193, 197, 901, 903 ST 574, 577, 578 PT 402, 500, 501
Kent/Des Moines Park & Ride and Freeway Station	158, 159, 166, 192, 193, 197 ST 574
Kent/James Street Park & Ride	150, 158, 159, 166, 180, 913
Kent Station Transit Center and Park & Ride	150, 152, 158, 159, 164, 166, 168, 169, 180, 183, 913, 914, 916, 952 ST 566, 567, Sounder commuter rail
Redondo Heights Park & Ride	A Line, 190
Renton Transit Center and Park & Ride	F Line, 101, 105, 106, 107, 143, 148, 153, 167, 169, 240, 342, 907, 908 ST 560, 566
South Federal Way Park & Ride	178, 182
South Renton Park & Ride	101, 102, 148, 153, 167, 169
Star Lake Park & Ride	183, 190, 192, 193, 197 ST 574
Tukwila International Boulevard Station Park & Ride	A Line, F Line, 124, 128 ST Link light rail
Tukwila Park & Ride	150, 154, 193
Tukwila Station Park & Ride	F Line, 154 ST Sounder commuter rail
Twin Lakes Park & Ride	179, 181, 197
Rainier Beach Link Station	9X, 106, 107 ST Link light rail
Tukwila Transit Center, Southcenter Mall	F Line, 128, 150, 156, 906
C Line, 21, 22, 60, 120, 125 ST 560	
Westwood Village	60, 113, 120, 128 ST 560
White Center (SW Roxbury St and 16th Ave SW)	60, 113, 120, 128 ST 560

