



NOTICE OF PUBLIC HEARING AND INFORMATIONAL SESSION

2008 ANNUAL AMENDMENT

ATTENTION: You received this notice because you are a taxpayer with property within 400 feet of a proposed zoning or land use intensity change, or you are part of a group that has been identified as an interested party.

PLANNING COMMISSION PUBLIC HEARING

Wednesday, September 3, 2008 5:00 pm

City Council Chambers

Tacoma Municipal Building, 747 Market Street, 1st Floor

INFORMATIONAL SESSION

Please join City Staff for an informational session on the annual amendments. This will be a great opportunity to ask questions and learn more about what the proposed amendments mean for you.

Wednesday, August 27, 2008 5:00 pm

City Council Chambers

MAJOR COMPONENTS OF THE PROPOSED AMENDMENT:

Puget Sound Avenue 64th – 72nd and South Puget Sound Avenue (Area-Wide Rezone)

Browns Point Boulevard 5339 and 5301 Browns Point Blvd NE (Land Use Intensity Change)

Open Space Habitat and Recreation Plan (New Comprehensive Plan Element)

Urban Design Policies (Comprehensive Plan Change)

Transportation Element (Plan and Code changes pertaining to Commute Trip Reduction and unfunded projects)

South Tacoma Manufacturing/Industrial Center (Comprehensive Plan Change; Regulatory Code Text Change; Area-Wide Rezone)

Residential Code Amendments pertaining to residential uses including townhouses, accessory dwelling units, small lot development, and design (Comprehensive Plan Change; Regulatory Code Text Change; Area-Wide Rezones)

Where can I get Additional Info?

Additional information including maps showing zoning district changes and the complete text of the proposed changes to the comprehensive plan and land use regulatory code are available from the Community and Economic Development Department, at all branches of the Tacoma Public library and on the Planning Division website: www.cityoftacoma.org/planning and click on "2008 Annual Amendment."

How do I provide comments to the Planning Commission?

You can testify at the hearing or provide written comments using the return address on this card no later than 5:00 pm on Friday, September 12, 2008 or by facsimile at (253) 591-2002 or via e-mail at planning@cityoftacoma.org

If you have more questions please call the Planning Division's inquiry line:

(253) 573-2529

Environmental Review

The lead agency for this proposal has made a preliminary determination of environmental non-significance that this project does not have a probable significant adverse impact on the environment. Comments on the preliminary determination must be submitted by 5:00 p.m. on **Friday September 12, 2008** in order to be considered. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on September 16, 2008, unless modified. Appeals may be filed with Pierce County Superior Court within 21 days after the final determination. Appeals shall be made in accordance with the procedures and limitations set forth in RCW 43.21C.075. (State Environmental Policy Act)



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
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