

# 2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

**PLANNING COMMISSION PUBLIC HEARING DEBRIEFING**  
**04.19.2023**



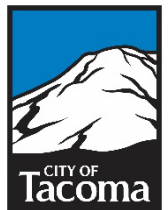
# AGENDA

## Purpose of the Meeting:

- Debrief Planning Commission on public comments received during public hearing & comment period for the 2023 Amendment
- Get direction from the Commission on next steps for recommendations

## Presentation:

- Timeline/Next Steps
- Public Hearing Recap & Comments Received
- 2023 Amendment Applications
- Commission Review/Direction



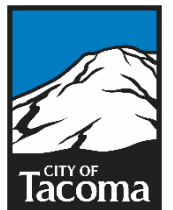
# TIMELINE/NEXT STEPS (TENTATIVE)

| Date                   | Actions   |
|------------------------|---|
| April 19 & May 3, 2023 | Planning Commission Review & Direction on Applications*   |
| May 17, 2023           | Planning Commission Recommendations**                     |
| June 6, 2023           | City Council Study Session<br>City Council Public Hearing |
| June 13, 2023          | City Council 1 <sup>st</sup> Reading                      |
| June 27, 2023          | City Council Final Reading (adoption)                     |



\*Opportunity to request additional information, propose modifications, clarify rationale, draft recommendations

\*\*Vote on Recommendations (Target date)





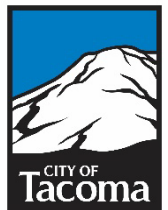
# PUBLIC HEARING/COMMENTS RECAP

**Informational  
Meeting  
March 29, 2023**

**Public Hearing  
April 5, 2023**

**Written Comments  
April 7, 2023  
5 p.m. Closing**

| Application (Type of Amendment)                | Comments Received |
|--|-------------------|
| Mor Furniture (Plan) ●                         | 13                |
| Electric Fences (Code)                         | 7                 |
| Shipping Containers (Code)                     | 1                 |
| Delivery-Only Retail Businesses (Code) ●       | 0                 |
| Commercial Zoning Update (Code) ●              | 0                 |
| Minor Plan & Code Amendments (7) (Plan/Code) ● | 0                 |
| <b>TOTAL</b>                                   | <b>21</b>         |



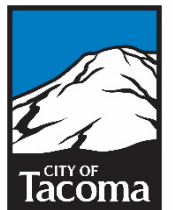
# APPLICATION: MOR FURNITURE LAND USE DESIGNATION

**Applicant:** Wesco Management, LLC

**Location:** 1824 S 49th St.

**Proposal:** Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)

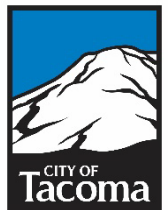
**\*13 Comments Received**



# MOR FURNITURE - PUBLIC COMMENTS

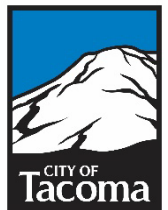
## Key Themes

- Traffic & Safety
- Air Quality & Health Impacts
- Parks, Greenspace, Tree Canopy
- Site Access
- Compatibility with City Plans & Policy



# MOR FURNITURE – AIR QUALITY

- EPA and WA Ecology set air quality standards for 6 criteria pollutants
- Puget Sound Clean Air Agency and WA Ecology monitor pollution at the regional level with focus on particulate pollution
- Entire state currently in attainment (meeting EPA standards) for all 6 criteria pollutants
- AQ impacts further considered as part of the City's Environmental Review (SEPA), typically at a project level





# MOR FURNITURE - BUFFER CONSIDERATIONS

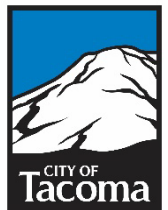
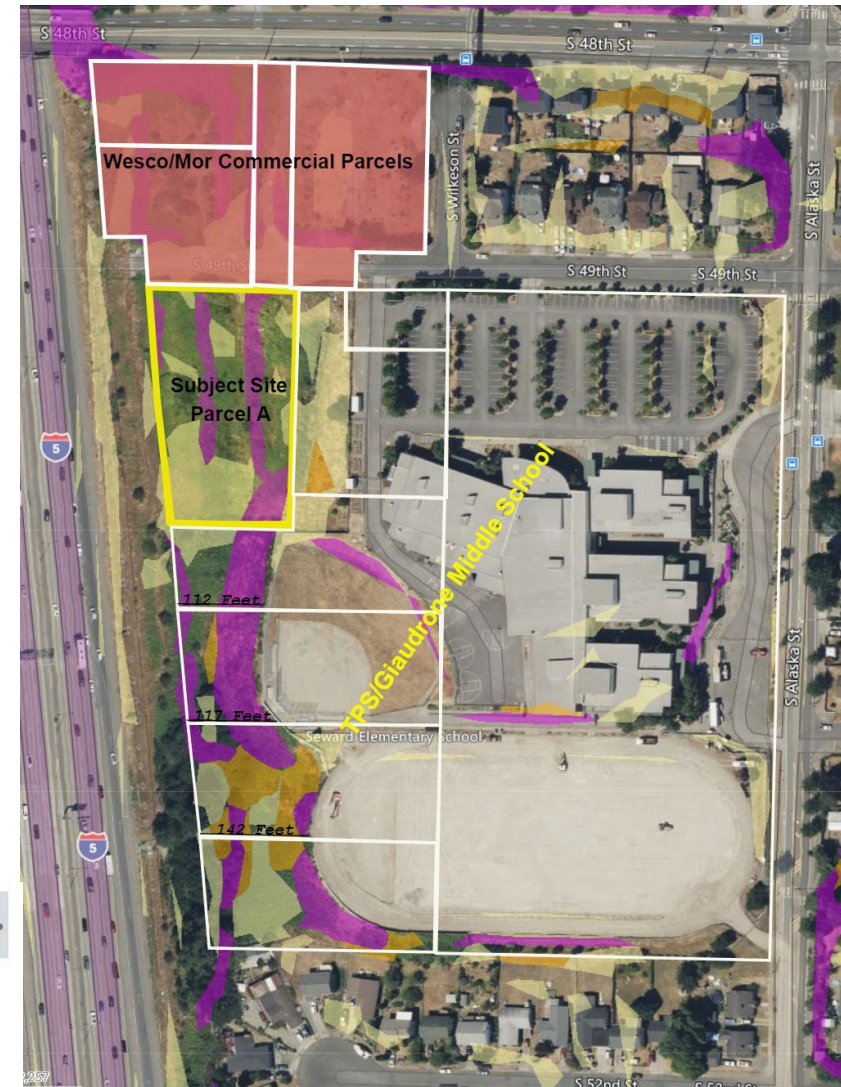
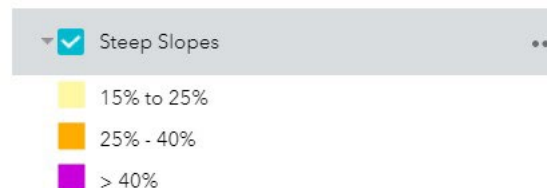
## Parcel History

- No indication the subject parcel ever required to be buffer between school and freeway
- 2018 – TPS Sale of Subject Parcel

## Potential Buffer/Conservation Programs?

- Trust for Public Lands – Tacoma Green Schoolyards
- Pierce County Conservation Futures Fund
  - Requires Willing Seller & Funding/Maintenance Plan
  - Competitive Process

## Existing Buffer Opportunities - Remaining School Parcels?

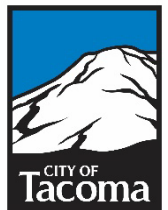




# MOR FURNITURE – NEXT STEPS

## Commission Comment & Direction

- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?
- Recommendation to approve/deny the change? Recommendation/s you would like City Council to consider?
  - Site Access suggestions (access off 48<sup>th</sup>)
  - Buffering between property and school
  - Restoration enhancement of the still publicly-owned TPS/Giaudrone MS parcels
  - Air quality considerations



# APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

**Applicant:** City of Tacoma

**Proposal:** Amend the TMC Title 13 to address Delivery-Only Retail Businesses:

- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers

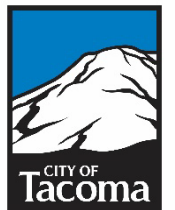
**\*0 Comments Received**



# DELIVERY ONLY RETAIL BUSINESSES – NEXT STEPS

## Commission Comment & Direction

- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?



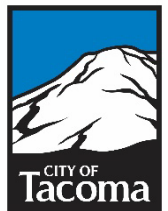
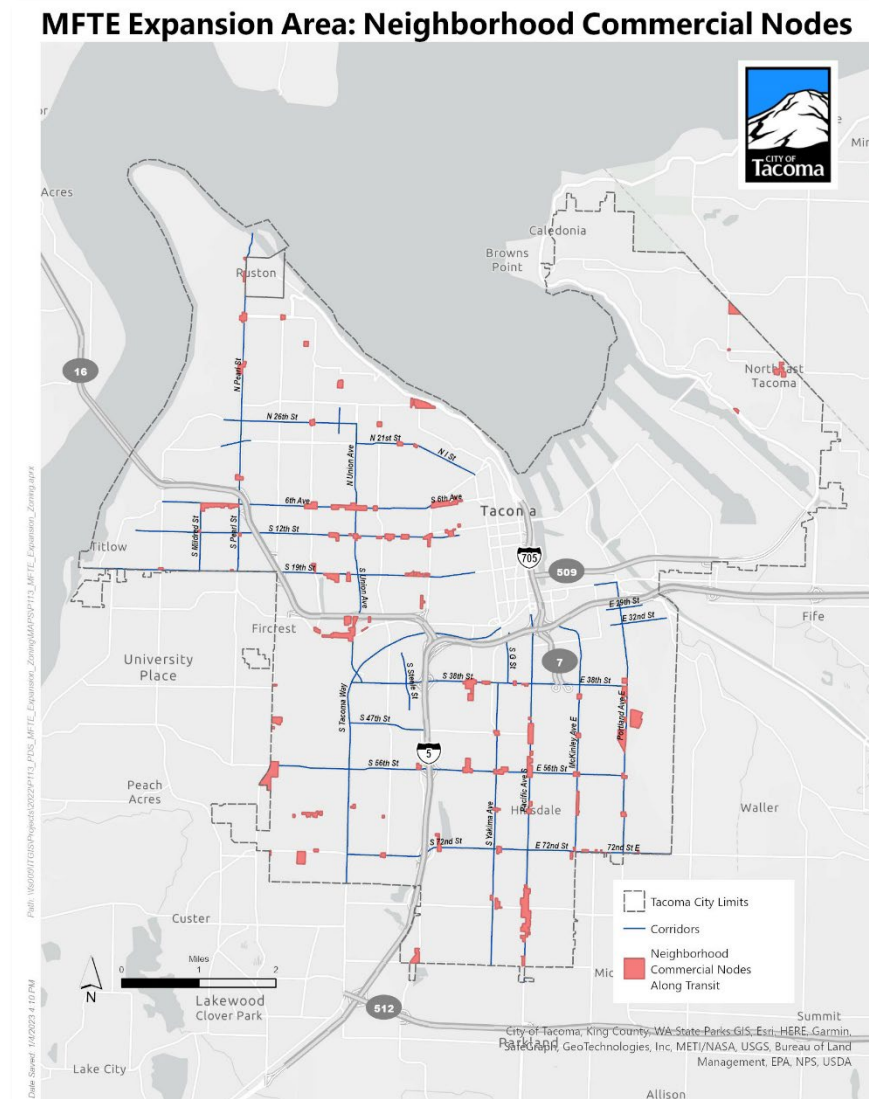
# APPLICATION: COMMERCIAL ZONING UPDATE

**Applicant:** City of Tacoma

**Proposal:** Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location

**\*0 Comments Received**

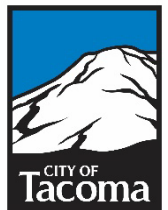




# COMMERCIAL ZONING UPDATE – NEXT STEPS

## Commission Comment & Direction

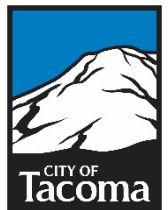
- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?



# APPLICATION: MINOR PLAN/CODE AMENDMENTS

| # | Subject  | Objective  |
|---|--|--|
| 1 | Standards for Ground-level Utilities                 | Enhance code clarity and applicability                                 |
| 2 | Landmarks Preservation Commission Membership         | Maintain consistency with City Charter                                 |
| 3 | Critical Areas Preservation Ordinance Clarifications | Enhance code clarity and applicability                                 |
| 4 | Home Address Signage                                 | Maintain consistency with State law;<br>Prevent undesired consequences |
| 5 | Overlay Zoning Maps                                  | Enhance code clarity and applicability                                 |
| 6 | Platting and Subdivision Vesting                     | Maintain consistency with State permitting                             |
| 7 | Land Use Table Re-organization                       | Enhance code clarity and applicability                                 |

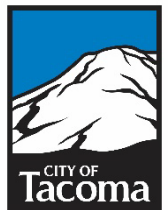
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# MINOR PLAN & CODE AMENDMENTS – NEXT STEPS

## Commission Comment & Direction

- How do you feel about the proposals? (For/Against/Concerns)
- Modifications to proposals to consider?
- Any additional information needed to aid in developing Recommendation?



# NEXT STEPS

## Next Two Commission meetings

- **May 3**
  - Debrief: Electric Fences & Shipping Containers Applications
  - Comment & Direction
- **May 17**
  - Draft findings & recommendations
  - Request Commission finalize recommendations