



## **AGENDA**

**MEETING:** Regular Meeting

**TIME:** Wednesday, October 15, 2014, 4:00 p.m.

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

### **A. Call to Order**

### **B. Quorum Call**

**C. Approval of Minutes –** Regular Meeting on September 17, 2014

### **D. Discussion Items**

#### **1. City of Tacoma Strategic Plan – “Tacoma 2025”**

Receive an update on the “Tacoma 2025” strategic visioning process.  
(See “Agenda Item D-1”; Brian Boudet, 573-2389, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org))

#### **2. Recreational Marijuana Regulations**

Review the scope of work, key issues and schedule for the proposed regulations concerning recreational marijuana.  
(See “Agenda Item D-2”; Elliott Barnett, 591-5531, [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org))

### **E. Communication Items & Other Business**

- 1) Notice of Denial/Postponement – McKinley Mixed-Use Center Boundary Expansion Application, October 1, 2014 (See “Agenda Item E-1”)
- 2) Infrastructure, Planning and Sustainability Committee meeting, October 22, 2014, 4:30 p.m., Room 16; agenda includes: ES/MS Program; WSDOT Right-of-Way Tree Planting Program; and Measurement of Sustainability Initiatives
- 3) Planning Commission meeting, November 5, 2014, 4:00 p.m., Room 16; agenda may include: Historic Preservation Program Update, and Recreational Marijuana Regulations, and others to be determined.

### **F. Adjournment**







## **MINUTES** (Draft)

**TIME:** Wednesday, September 17, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Scott Winship (Vice-Chair), Chris Beale, Donald Erickson, Benjamin Fields, Tina Lee, Alexandria Teague, Stephen Wamback  
**ABSENT:** Sean Gaffney (Chair), Erle Thompson

### **A. CALL TO ORDER**

Vice-Chair Winship called the meeting to order at 4:02 p.m.

### **B. QUORUM CALL**

A quorum was declared.

### **C. APPROVAL OF MINUTES**

The minutes of the regular meeting on August 20, 2014 were reviewed. Commissioner Erickson proposed the following amendment to one of the bullet points under "2. Mixed-Use Centers Review": "• Need explanation, rationale, and justification for ~~what~~ why certain MUCs are prioritized more than others." The minutes were approved as amended.

### **D. DISCUSSION ITEMS**

#### **1. Capital Facilities Program for 2015-2020**

Ebony Peebles, Office of Management and Budget, Finance Department, provided an overview of the proposed update of the 6-year Capital Facilities Program (CFP) from 2013-2018 to 2015-2020. The primary changes were the removal and addition of capital projects. The added projects varied in sizes and locations and were grouped in the following categories: Municipal Facilities; Paths & Trails, Bicycle and Pedestrian Access; Public Safety Facilities; Streets Projects; Tacoma Dome; Tacoma Rail; and Thea Foss Waterway. Ms. Peebles provided a brief description of each category and which "Comprehensive Plan Tie-in Questions" the projects within the category collectively are meeting and consistent with.

The Commissioners expressed some concerns and reservations, including:

- It is not clear how the capital projects are selected and prioritized and the Planning Commission is being asked to forward these projects to the City Council without an opportunity to provide input.
- There are questions about the funding sources and availability and the implications of tax for major projects, such as the Puyallup River Bridge Replacement, and improvements projects of the Tacoma Rail and the Tacoma Dome.
- There is a lack of in-depth analysis on how the proposed projects are consistent with and implement the Comprehensive Plan. While it is indicated that every project meets at least one of the "Comprehensive Plan Tie-in Questions", it is not clear how the conclusion is arrived at. It is also not clear whether projects that meet more Tie-in Questions than others are assigned more "weights" in the decision for funding prioritization and allocations.
- There should be a wish list that captures potential projects, such as Urban Forestry related projects, with appropriate rationale and explanations for why these projects are being considered.

- What is the value of and need for the Planning Commission's review of the CFP if the City Council decides on its own on selecting, prioritizing and funding of capital projects?
- Staff should organize a work session for the Commission to revisit the capital facilities planning process, the selection and prioritization of capital projects, and how the CFP interfaces with the Comprehensive Plan.

Discussion ensued. Lihuang Wung, Planning Services Divisions, indicated that as a planning tool the CFP is but one piece of the puzzle in the City's budgetary deliberation; that the Commission is expected to deliver its recommendation on the CFP in a timely manner in order for the City Council to meet the statutory requirements, and the associated tight schedule, for adopting the biennial budget; and that the changes to the CFP primarily pertain to the removal and addition of capital projects, and no amendments to capital facilities related policies in the Comprehensive Plan are being proposed. Mr. Wung suggested that the Commission consider setting October 1, 2014 as the date for a public hearing on the draft CFP; that staff will prepare a letter of recommendation properly reflecting the Commission's concerns and reservations for the Commission's consideration after the public hearing; and that staff will set up a workshop in the near future to facilitate the Commission's further discussion on this matter. The Commission concurred, with a unanimous vote.

## **2. 2015 Annual Amendment – Assessment Report**

Lihuang Wung, Planning Services Division, facilitated the Commission's review of the draft 2015 Annual Amendment Assessment Report. The report provided an overview of the following 11 applications (or proposals) for consideration during 2014-2015 as well as staff's observations and comments concerning each application:

- #2015-01 2015 GMA Update
- #2015-02 Mixed-Use Centers Review
- #2015-03 McKinley Mixed-Use Center Boundary Expansion (private application)
- #2015-04 Land Use Designations (Phase 2)
- #2015-05 Critical Areas Preservation Code Update
- #2015-06 Transportation Master Plan
- #2015-07 Open Space Habitat and Recreation Element
- #2015-08 Affordable Housing Planning Work Program (Phase 3)
- #2015-09 Electric Vehicle Infrastructure (Phase 2)
- #2015-10 Code Cleanup
- #2015-11 West Slope Neighborhood Conservation District

The Commission had some comments and concerns regarding Application #2015-03 McKinley Mixed-Use Center Boundary Expansion. The Commission acknowledged that the application was essentially the same as the one submitted by the same applicant in 2008 (Application #2008-01) that had been denied by the Planning Commission at the time. Application #2008-01 was denied primarily because (a) the expansion area had been thoroughly evaluated in 2007 as a part of establishing the boundary for the then proposed McKinley Mixed-Use Center, but was not included in the center, partly in response to concerns expressed by residents during public outreach; and (b) the center should be allowed a period of time for redevelopment to occur, especially in the core areas of the center, before expanding its boundaries. The Commission believed that the rationale for denying Application #2008-01 continues to be valid and that consideration of any significant boundary expansions would be more appropriate after the city-wide, comprehensive Mixed-Use Center Review (Application #2015-02) is complete. Some Commissioners, however, suggested that Application #2015-03 should proceed as a stand-alone study against its own criteria and area-specific needs that may be different than those for the Mixed-Use Centers Review.

A vote was called for denying Application #2015-03 and postponing the review of it (if it is re-submitted later) until the completion of the Mixed-Use Centers Review. The vote passed with 6 Ayes to 1 Nay (Commissioner Wamback). The Commission also concurred with staff's suggestion to move the remaining 10 applications forward for technical analysis and approved of the draft Assessment Report accordingly. Mr. Wung stated that to accomplish the demanding workload associated with some of the

applications, such as the 2015 GMA Update and the Mixed-Use Centers Review, the scheduled completion of the 2015 Annual Amendment has been extended from June 2015 to October 2015. Commissioner Wamback suggested that if accomplishing all of the applications in a timely manner becomes an issue due to limited staffing resources, staff should come back to the Commission for reprioritization of the applications. The Commission concurred.

## **E. COMMUNICATION ITEMS**

The Commission acknowledged receipt of information regarding (a) the Tacoma 2025 Community Events on September 22, 24 and 29, 2014; (b) the City Council seeking citizens to fill two Planning Commission vacancies representing “Environmental Community” and “Public Transportation.”; (c) agenda items for the Infrastructure, Planning and Sustainability Committee’s meeting on September 24, 2014; and (d) agenda items for the Planning Commission’s meeting on October 1, 2014.

Mr. Boudet provided that the *Conversation RE: Tacoma 2014 Lecture Series* begins on September 18, 2014 and that the Billboard Community Working Group will begin meeting on September 22, 2014. Regarding the Commission’s vacancies, Mr. Boudet encouraged the Commissioners to help on recruiting citizens – not only those with appropriate qualifications but preferably those who can add cultural and ethnic diversity to the Commission.

Commissioner Wamback, the Commission’s designated representative to the Billboard Community Working Group, mentioned that according to the draft mission statement, the group is being asked to develop alternatives different from the current code, but not necessarily to help decide whether and how the current code should be enforced. He advised the Commission that while he is supportive of the mission statement, he may not be allowed the opportunity to accomplish what the Commission had tasked him with, i.e., defending the regulations previously recommended by the Commission.

Commissioner Fields encouraged the Commissioners to attend the American Institute of Architects Regional Conference in Tacoma on October 2–4, 2014. He will talk to the AIA officials to reduce the registration rate for the Commissioners.

## **F. JOINT MEETING WITH THE TRANSPORTATION COMMISSION**

### **Transportation Commission Members Present:**

Justin Leighton, Jane Moore, Yoshi Kumara, Andrew Strobel, John Thurlow, Mike Hutchinson, Kristina Walker, Judi Hyman, Vance Lelli, Jacki Skaught

### **1. Call to Order:**

At 5:25 p.m., Vice-Chair Winship and Co-Chairs of the Transportation Commission, Justin Leighton and Jane Moore, called the joint meeting to order. Self-introduction was made. Brian Boudet, Planning Division Manager, stated the importance of bringing the two commissions together as the Transportation Master Plan (TMP) paves the way for significant efforts as the city updates its Comprehensive Plan. Josh Diekmann, Public Works Department, introduced Kendra Breiland and Justin Resnick from the consulting team, Fehr & Peers.

### **2. Overview of the TMP:**

Ms. Breiland provided an overview of the TMP efforts to date. Key principles include: planning for all road users, complete streets/networks, using the full public right-of-way, being sensitive to the context of streets across the city, and building realistic expectations for different users on different streets. The TMP is about half way through the process and the consultant team is starting to pull all the pieces together for a draft by the end of the year. The Transportation Commission has been reviewing all of the individual modal networks and will begin laying them together in October. The plan will bring everything together using the Layered Network concept to form level of service standards and determine system investments.

### 3. Draft Goals and Policies:

Mr. Resnick facilitated the commissions' review of the draft goals and policies of the TMP, focusing on Goal #6 and the nine (9) associated policies (Policies 6.9 to 6.1, in reversing order), concerning land use. The Commissioners brought up the following comments, concerns, questions, and suggestions:

#### General

- The Mobility Master Plan (MoMaP) contains good policies and action plans. Will it be replaced with the new TMP, incorporated into the new TMP, or removed?  
*(Justin Resnick ("JR") Response: Meetings with the Bicycle and Pedestrian Technical Advisory Group (BPTAG) specifically focused on bringing policies and goals from the MoMaP into the TMP Goals and Policies, which are then incorporated in the Transportation Element.)*
- Show the work on what existing policies in the Transportation Element (especially the MoMaP section) and other relevant elements of the Comprehensive Plan have been removed and not included in the draft TMP, and what policies have been incorporated into the draft TMP with or without modifications.  
*(JR: We have pulled some policies from MoMaP directly into this document while others have been adapted into other policies, but the consultants will provide a roadmap.)*

#### Policy 6.9 Parking Management (derived from Policy T-TSM-5 in the Transportation Element, along with the proposed removal of a conflicting policy LU-MU-1 from the Land Use Element)

- Wouldn't we want to limit parking downtown?  
*(JR: The policy does not specify exactly how parking management will be performed Downtown, but specifies that parking stakeholders should determine how this is done.)*
- Remove the reference to "outside of growth centers" from the policy as it makes it seem like we're not trying to limit parking inside of mixed-use centers.

#### Policy 6.8 Development Incentives

- Redundant of what is already in the Land Use Element.  
*(JR: Just meant to reference that policy in the LU Element. We can add a direct reference.)*

#### Policy 6.7 Mixed-Use Centers

- No comments.

#### Policy 6.6 Transit Oriented Development

- No comments.

#### Policy 6.5 Street Rights-of-Way (referring to how the city will act and employ their powers over street rights of way, such as the situation when the city needs to take land)

- What about other purposes than transportation or recreation for trees or other elements? Are trees infrastructure? Specify that this policy can include planter strips for example. Recreational purposes don't directly specify this.
- Would parklets be covered under this policy? I understand that City of Olympia prohibited "business transactions" which kept it under a public realm.
- Actual policy is buried in the first implementation step. Policies should clearly be policing something, and if there is an action, make sure it is clearly defined. "Establish procedures" is an implementation step. First step is actually the policy of "preserving ROW"; state that first.

#### Policy 6.4 Supporting Growth Centers

- Define "growth centers", if not already done. Add a definition section to clarify many of these terms (e.g., 20-Minute Neighborhoods).
- We should define terms and specify what we mean by growth centers vs. what the PSRC or city may mean by growth centers.

Policy 6.3 20-Minute Neighborhoods

- Synonymous with neighborhood centers? Artificial distances that can be covered in 20-minutes, especially with Stadium District, there are many older people that are not at the average speed. *(JR: Well-taken point. Took a broader size of 20-minute to err towards being inclusive, in order to keep the shed as expanded as possible. May look at the core first of the 20-min neighborhoods. Didn't want to cut off the edges arbitrarily.)*
- There is value in identifying the neighborhoods, as is it helps prioritize projects that are clearly within a watershed given terrain constraints.
- Outlining the “3-Ds” (Density, Distance and Destinations) is good. Overarching thought: do we have a policy on street grid layout, such as discouraging cul-de-sacs, etc.?
- Policy 3.3 provides the language “strongly discourages cul-de-sacs”.

Policy 6.2 Land Use Patterns

- Would like to have this called out and highlighted. Be more specific about opportunities to live near the workplace because jobs-housing balance can still require a lot of travel if jobs and housing for individuals are not located in the same place.

Policy 6.1 Land Use Considerations (When development will have an effect on the transportation system, this will go into concurrency.)

- Through the Downtown Subarea plans, didn't we decide that there's no concurrency plan? So the last sentence speaks to impact fees that may be in conflict with the Subarea plans. Thought that first 10 years, there wouldn't be impact fees. *(Josh Diekmann Response: The city may have to look at impact fees to pay for the growth if the subarea plan growth is realized. Even if we rely on other modes, we'll have to make improvements to the other modes to accommodate growth. Certain quantity of development that can be accommodated for now, once thresholds are reached, impact fees/improvements may be needed.)*
- We're looking at 30 million square feet of new development, 30,000 jobs and 60,000 people in each of the three subarea plans planning areas (South Downtown, Hilltop and North Downtown). That will happen before we start to look at improvements. This will be part of a programmatic environmental review system, where new development will not have to pay for growth as it falls within the original 30 million square feet of development. Public wanted that development. But we are giving up the last sentence in Policy 6.1, so we must be clear that we're creating a controversy artificially.
- Was decision made on whether to do red-yellow-green or ABCDEF for LOS standards? *(JR: Transit may be four levels, but that decision has not been made. Overall, we are leaning towards something that is digestible.)* *(Kendra Breiland Response: Red-yellow-green works, but nothing says that all modes must be parallel, so we want something that will be easy to implement.)*
- We wanted to add LOS and don't want it to conflict with other elements of the plan or other EIS documents. The A through F scheme is the standard most commonly known, so may be unclear if there is a new standard.

**4. 20-Minute Neighborhoods:**

Ms. Moore provided an overview on 20-minute neighborhoods, and the work with the (BPTAG). BPTAG picked the 20-minute neighborhood concept to help develop the pedestrian network. It helps capture all of the activities that people walk to within Mixed-Use Centers (MUCs), parks, etc. Mr. Resnick summarized the “3-Ds” factors that were used for the 20-minute neighborhood analysis, which is based on research from cities such as Portland. The factors include population Density, Destinations that are attractive for walking, and friction of Distance for walking. He displayed maps showing how suitable areas of Tacoma are for walking today, and moving to the future, allocating all of the 2040 land use growth, which is primarily to the MUCs. Ms. Moore acknowledged that not everyone can walk a mile in 20 minutes, but it's

a good conservative standard that expands the area that is analyzed, rather than restricting it. The commissioners provided the following comments, concerns, questions and suggestions:

- For the MUCs that have no development and are stagnant, will the areas that are red and within MUCs be the focus regardless of how the MUC actually is developing?  
*(JR: Input on potential removal of MUCs from accepting certain levels of growth can be accounted for and shifted.)*
- What about the Point Ruston MUC?  
*(Stephen Atkinson (“SA”) Response: The Point Ruston MUC was recently approved so that will be updated. The 20-minute neighborhoods analysis is an analytical tool that Makers, the consultant for the MUCs Review, can use as part of the land use element update. This work will help with marketing the city to identify neighborhoods that are walkable and vibrant. It also helps point out where there are growth deficiencies (TCC being a good example) so this will help inform the MUCs review.)*
- What is happening to the neighborhoods that have high potential now, but not in the future? The southwest corner of the city is a good example near Narrows Marina and there are a few other sections.  
*(JR: The model may be sensitive to areas where there aren’t businesses now, but retail moves in and it shifts the intensity dot. Certainly the check of these is needed. This analysis is only used for guidance and isn’t the end-all-be-all method for prioritization.)*  
*(SA: The factors were all weighted evenly, and perhaps some calibration may help to adjust weights.)*
- Does the analysis account for the current LU growth figures?  
*(SA: It has incorporated the buildable lands analysis, the subarea plans, and the transportation modeling. A lot of the red in those centers shows that more density has been planned for.)*
- There are some “high potential” areas that are outside of the MUC, so is the zoning set to accommodate that demand?  
*(JR: We will check on whether those areas are zoned for that level of LU growth.)*
- What about the area that has high red on the east side of the waterway? Are we trying to make that a 20-minute neighborhood?  
*(JR: The areas we are focused on, which are not all of the areas that are red, are the arterials and collectors within the 20-minute neighborhoods.)*
- The 20-min neighborhood concept is appealing and works well with the MUC policy discussion they are having as a PC. Hoping that both staffs can work together on this. 20-minute neighborhoods are really a land use planning element, even more than transportation. Appreciative of work done, but let’s make sure nothing is being repeated.
- How will the timing of the MUC update work with the TMP update and the 20-minute neighborhoods?  
*(SA: The intent over the next 6 months is to develop the analytical work to answer whether zoning or boundaries need to be changed for the MUCs to prioritize resources. There is crossover from the transportation side and the LU side.)*
- Does any mapping done in the TMP need to be reviewed after being adopted to fit with the MUC update process?  
*(SA: That is something that can be revisited.)*
- Land use should drive the transportation network, so communication should continue between the Planning Commission and the Transportation Commission, and with other stakeholders, to ensure consistency.

Ms. Breiland indicated that 20-minute neighborhoods were used to prioritize where pedestrian improvements should go. We’ll also be looking at transit/bike/auto priority as well and the 20-minute neighborhoods as a tool as part of that prioritization. The maps will have language to convey that. The 20-minute neighborhoods will not be the only driver of the pedestrian network.

## 5. Adjournment:

At 6:43 p.m., the joint meeting of the Planning Commission and the Transportation Commission was concluded. The Planning Commission adjourned, while the Transportation Commission continued to conduct its regular business.



City of Tacoma  
Planning and Development Services

**Agenda Item  
D-1**

**To:** Planning Commission  
**From:** Brian Boudet, Manager, Planning Services Division  
**Subject:** **City of Tacoma Strategic Plan – “Tacoma 2025”**  
**Date of Meeting:** October 15, 2014  
**Date of Memo:** October 9, 2014

At the meeting on October 15, 2014, the Planning Commission will receive an update on the “Tacoma 2025” Strategic Visioning Process and have an opportunity to provide feedback.

Background information regarding “Tacoma 2025” has been provided to the Commission at a previous meeting on July 16, 2014, and can also be viewed on the project’s website at [www.Tacoma2025.com](http://www.Tacoma2025.com).

The project consultants are currently in the process of preparing the draft plan that will reflect five months of work by the City’s Steering Committee, as well as the input of more than 2,000 Tacoma residents through a dozen fairs and festivals, four community meetings, and an online forum, as well as several opportunities for review by public officials and other subject area experts. The presentation on October 15th will cover an overview of the planning process to date and a high level summary of goals, objectives and performance measures (as attached) to be incorporated in the draft plan.

If you have any questions, please contact me at 573-2389 or [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org).

Attachment

c: Peter Huffman, Director

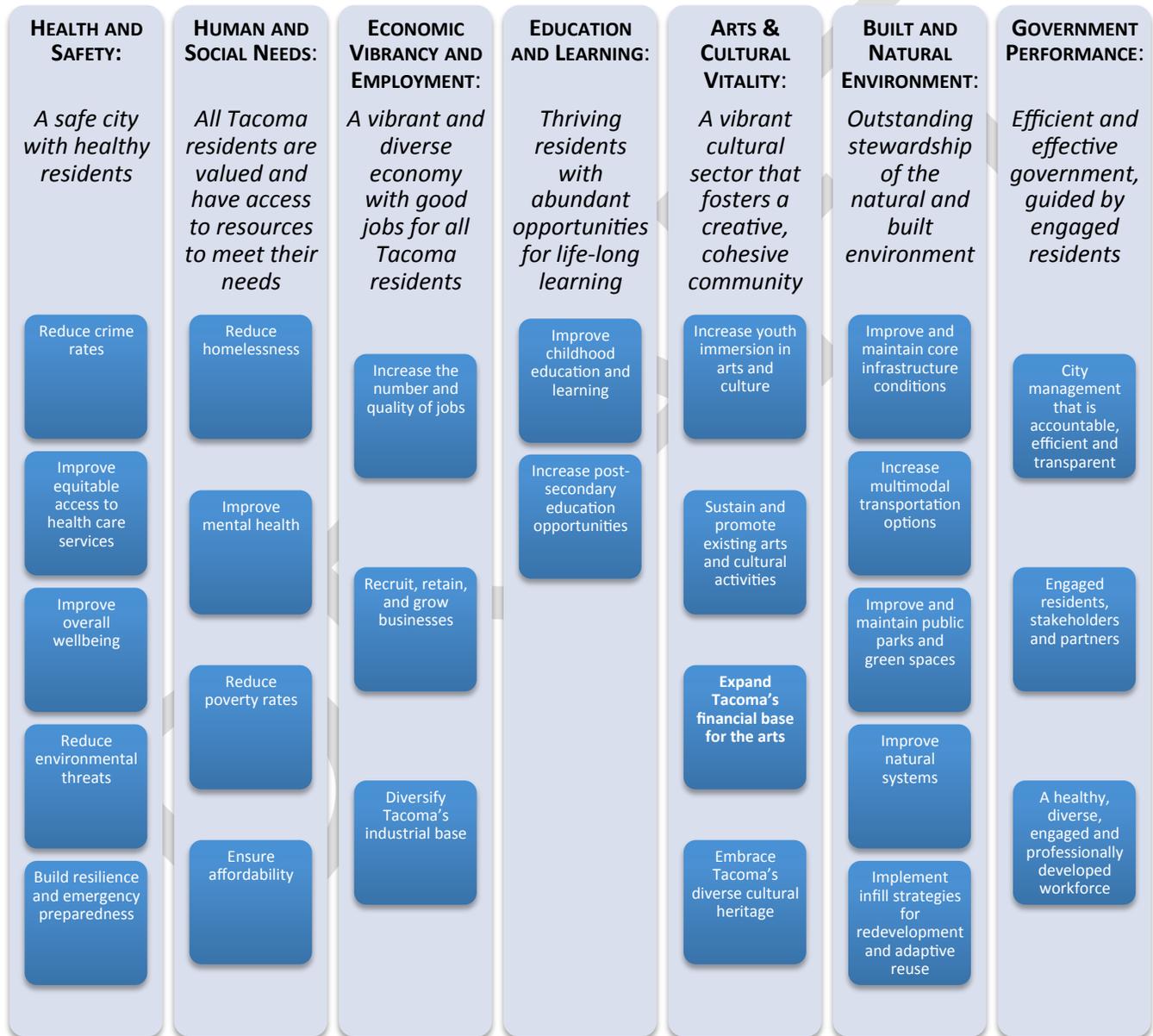




# Citywide Vision & Strategic Plan

## PLAN ON A PAGE: Goals, & Objectives

October 7, 2014



## SCORECARD:

# Goals & Performance Measures

October 7, 2014





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-2**

**To:** Planning Commission  
**From:** Elliott Barnett, Planning Services Division  
**Subject:** **Marijuana Regulations (Permanent)**  
**Meeting Date:** October 15, 2014  
**Memo Date:** October 9, 2014

At the next meeting on October 15, 2014, the Planning Commission will begin the discussion of developing permanent land use regulations concerning the production, processing and retail sale of recreational marijuana. The City Council has directed staff and the Planning Commission to develop recommendations to replace the interim regulations currently in place. This item is on an accelerated schedule, as shown in the attached preliminary project timeline.

The current interim regulations were enacted in November 2013, effective for one year through November 2014, in response to the voter approved Initiative 502. The City Council recently extended the interim regulations for six months, through May 2015 (per Ordinance No. 28250, adopted on September 30, 2014), to allow adequate time for the City to evaluate the operations and impacts of the licensed marijuana businesses and for the State to rectify the outstanding problems with the existing, largely unregulated medical marijuana system. The City Council also expressed the imminent need and desire to replace the interim regulations with enhanced, permanent regulatory provisions.

Attached to facilitate the Commission's review and discussion on October 15<sup>th</sup> are a summary of key issues, three maps illustrating the locations of current and pending recreational and medical marijuana establishments, the tentative project schedule, and Ordinance No. 28250. If you have any questions, please contact me at 591-5389 or [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org).

Attachments

c: Peter Huffman, Director



# Recreational Marijuana Land Use Regulations

## Key Issues Summary

*October 15<sup>th</sup>, 2014*

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**SCOPE OF WORK:** Develop permanent land use regulations governing Recreational Marijuana uses.

### **CURRENT INTERIM REGULATIONS:**

Effective November 2013 to May 2015

#### Purposes:

- Respond to I-502 and WSLCB Rules
- Provide policy and regulatory guidance in the interim
- Evaluate impacts
- Set the stage for permanent regulations

#### Key Provisions:

- Meet standards of RCW 69.50 and WAC 314-55
  - State licenses required
  - Limits on statewide production
  - Limits on individual production operation size
  - Limits on the number of retail outlets (maximum 8 in Tacoma)
  - Buffering – 1,000 feet from public parks, playgrounds, recreation/community centers, libraries, child care centers, game arcades, and public transit centers
  - Not open between midnight and 8:00 am
  - Detailed security and tracking systems
  - Quality control/testing provisions
  - Labeling controls
  - State-level excise taxes (25% at each of the three levels)
- Zoning Districts
  - Marijuana Retailers: Allowed in most Commercial and Mixed-Use Districts, some Industrial Districts (M-1 and M-2), and in all Downtown Districts
  - Marijuana Processors and Producers: Allowed in Heavy Industrial Districts (M-2 and PMI)
- Location Requirements
  - Additional Buffering – Retail uses not allowed within 1,000 ft of correctional facilities, court houses, drug rehab facilities, substance abuse facilities, and detox centers
  - Not allowed in nonconforming use sites
- Development standards
  - Must prevent odors from travelling off-site
  - No drive-throughs, exterior, or off-site sales
  - No display of marijuana paraphernalia in exterior windows

## **LICENSING STATUS (TACOMA):**

- Production and Processing:
  - Approximately 100 applications to the WSLCB
  - 4 licenses issued to date (combined facilities)
  - Approximately 21 licenses “pending”
- Retail:
  - Approximately 100 applications
  - 4 licenses issued
  - 4 licenses “pending”

## **KEY ISSUES:**

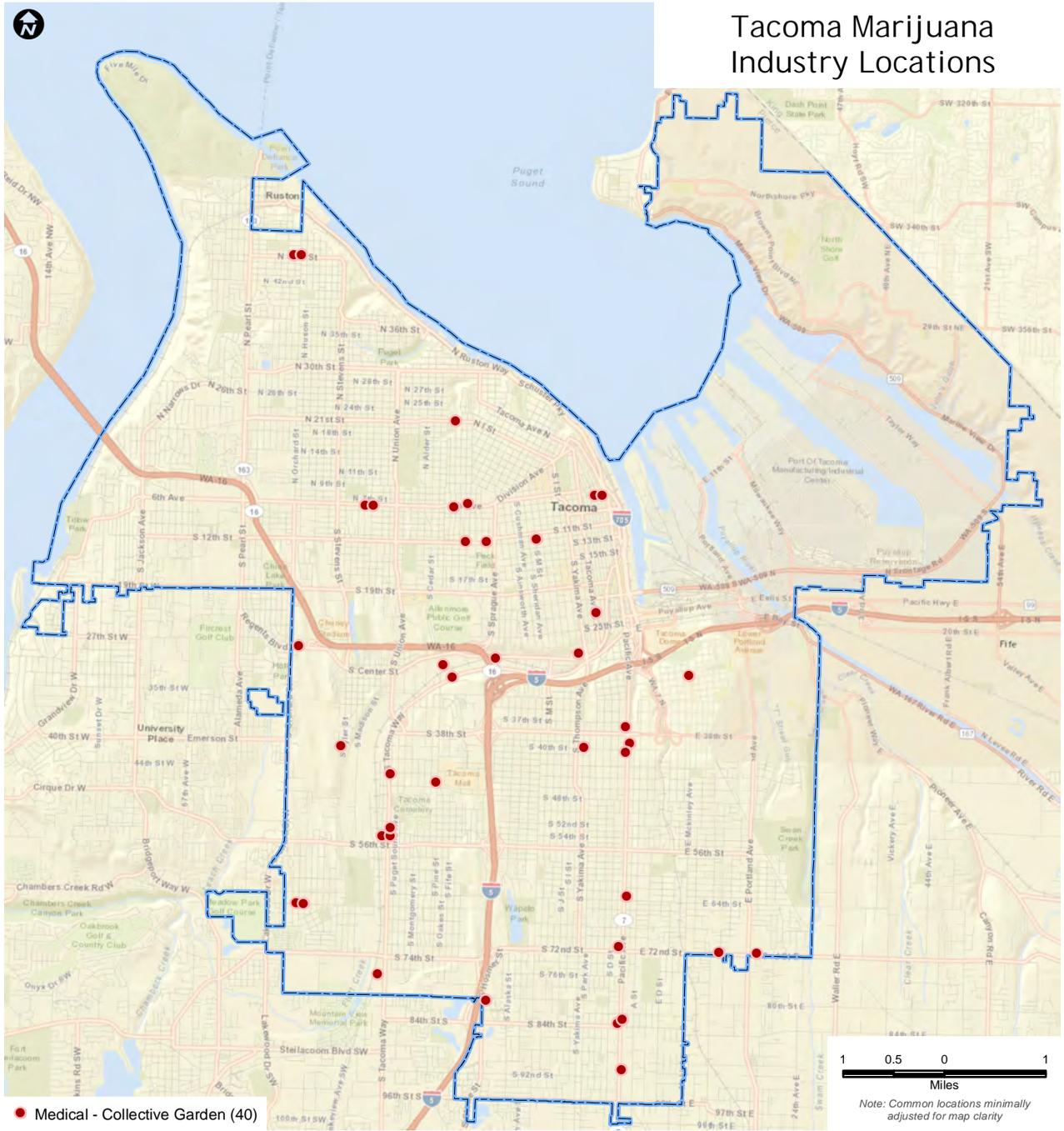
### General:

- New industry at fledgling stage
- Medical Cannabis issues unresolved
- I-502 and federal law conflict unresolved
- Council desire to prepare for potential state action on Medical Marijuana

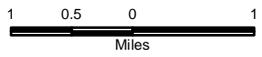
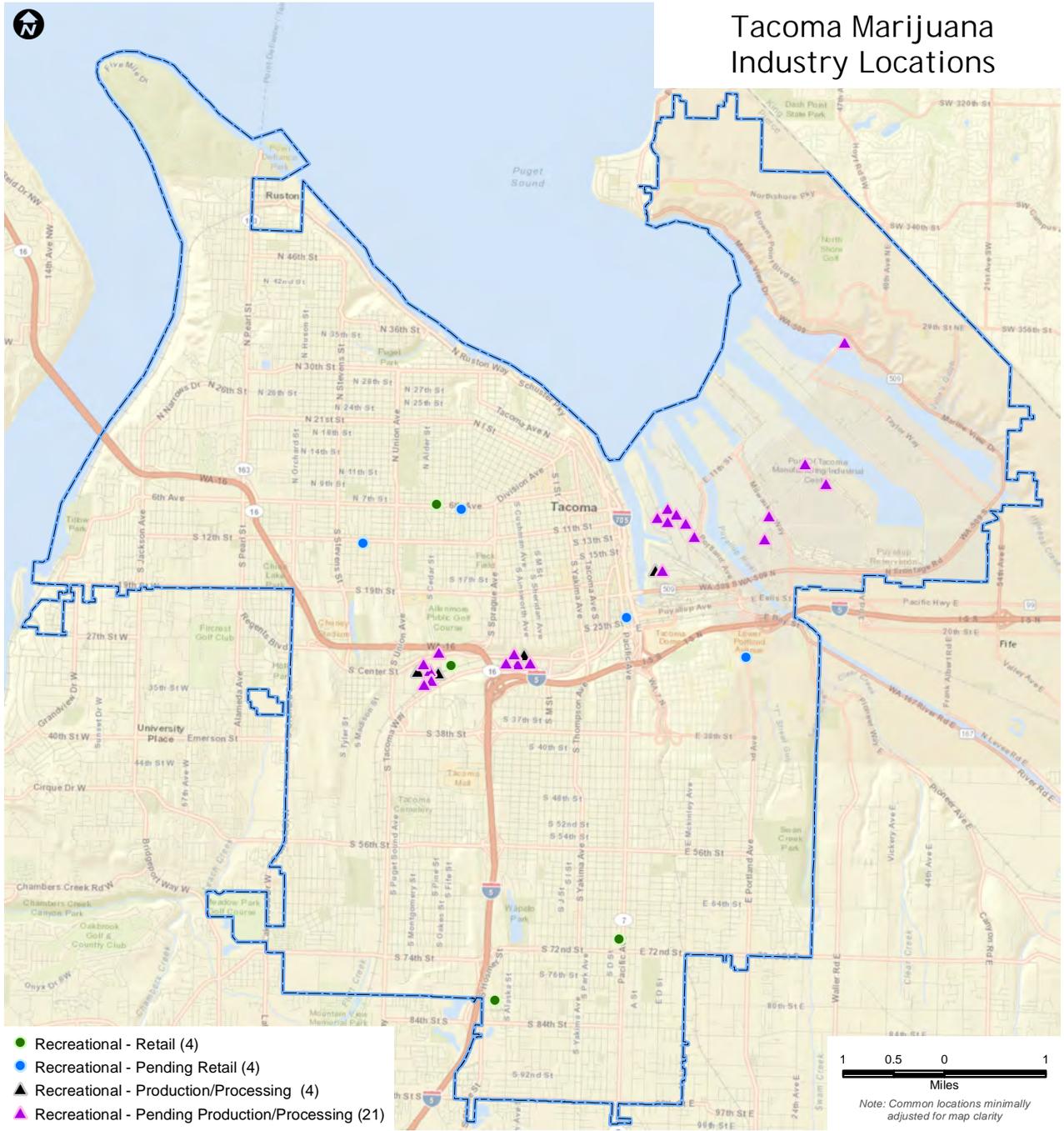
### Concerns/comments and potential changes suggested to date:

- Comments and concerns largely pertain to Retail, rather than Production or Processing
- Should retail uses not be allowed in certain areas, such as...
  - Commercial and/or Mixed-Use Districts?
  - Alcohol Impact Areas?
- Should there be limits on how many are allowed in particular areas, such as...
  - Mixed-Use Centers or Business District?
- Should there be standards to prevent concentrations of marijuana uses with...
  - Other recreational marijuana uses?
  - Medical marijuana establishments?
  - Establishments serving alcohol?
- Should there be additional buffering, such as...
  - From other land uses that cater to children?
- Should production & processing be allowed in more areas, such as...
  - Production and/or processing allowed in zones that allow light industrial uses?
  - “Light” processing be treated differently / allowed in other zones?
- Lack of public notice/process
  - Should there be some level of local, discretionary permitting (such as a Conditional Use Permit)?
  - Should there be some mechanism for notification at the local level?
- Should other development standards be modified, such as...
  - Hours of operation?
- Other issues/concerns/potential changes to explore?

# Tacoma Marijuana Industry Locations

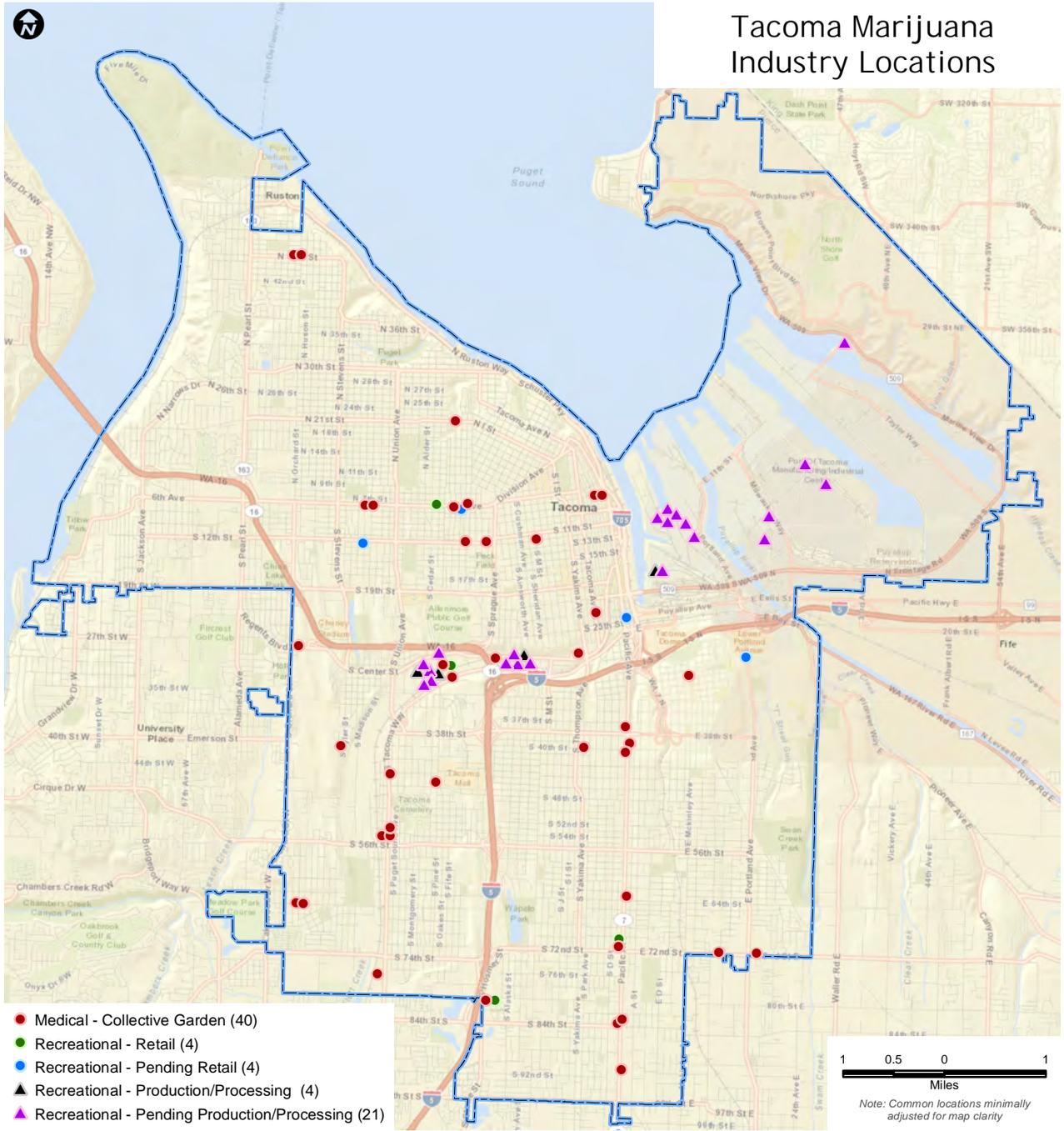


# Tacoma Marijuana Industry Locations



Note: Common locations minimally adjusted for map clarity

# Tacoma Marijuana Industry Locations







# Permanent Regulations on Marijuana-Related Uses

## TENTATIVE SCHEDULE (As of October 1, 2014)

### Color Key

Planning Commission

City Council

Date	Event
September 30, 2014	City Council Final Reading of Ordinance – Extends the Interim Regulations until May 16, 2015
October 1, 2014	Planning Commission – Brief discussion of schedule
October 15, 2014	Planning Commission – Initial review of key issues and potential regulatory options
November 5, 2014	Planning Commission – Initial review of draft permanent regulations
November 19, 2014	Planning Commission – Final review of draft permanent regulations and set public hearing date
December 3, 2014	Planning Commission – Public Hearing
December 17, 2014	Planning Commission – Review public comments, consider modifications, and make final recommendation to City Council
January 6, 2015	City Council – Study Session – Review Planning Commission’s recommendation
January 6, 2015	City Council – Public Hearing
January 13, 2015	City Council – Study Session – Review public comments and discuss potential modifications
January 13, 2015	City Council – First Reading
January 20, 2015	City Council – Final Reading
February 1, 2015	Effective date of the permanent regulations and the expiration date of the interim regulations.





**ORDINANCE NO. 28250**

1 AN ORDINANCE relating to land use regulations associated with Initiative 502;  
2 extending interim land use regulations for a six-month term,  
3 to May 16, 2015, concerning the production, processing, and retail sale of  
4 recreational marijuana.

5 WHEREAS Initiative 502 ("I-502"), approved by Washington voters in  
6 November 2012, provides a framework for licensing and regulating the production,  
7 processing, and retail sale of recreational marijuana, and

8 WHEREAS the Washington State Liquor Control Board ("WSLCB") is  
9 tasked with establishing rules and procedures to implement I-502 and determining  
10 a "maximum number of retail outlets that may be licensed in each county," and

11 WHEREAS, according to the WSLCB's timeline, the rules became effective  
12 on November 16, 2013, and the state began accepting applications for all license  
13 types on November 18, 2013, and

14 WHEREAS, on November 5, 2013, the City Council adopted Substitute  
15 Ordinance No. 28182, and enacted the interim land use regulations concerning the  
16 production, processing, and retail sale of recreational marijuana, effective for one  
17 year from November 17, 2013, to November 16, 2014, and

18 WHEREAS the interim regulations were intended to provide policy and  
19 regulatory guidance to facilitate the review, in a proactive and timely manner, of  
20 those marijuana license applications within the City limits that were expected to  
21 come forward starting December 2013, and  
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1           WHEREAS the interim regulations were also intended to provide adequate  
2 time for the City to evaluate the operations and impacts of the licensed marijuana  
3 businesses and allow the state to rectify the outstanding problems with the  
4 existing, largely unregulated medical marijuana system before deliberating on a  
5 permanent local regulatory resolution, and  
6

7           WHEREAS the WSLCB did not begin issuing marijuana production and  
8 processing licenses until March 2014, and marijuana retailing licenses until July  
9 2014, and as of early September 2014, only two production/processing licenses  
10 and three retail licenses within Tacoma have been issued, and  
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12           WHEREAS, while the state legislature deliberated regarding potential  
13 changes to address the medical marijuana industry in 2014, they have not as yet  
14 adopt any changes, and  
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16           WHEREAS, considering the fledgling stage of recreational marijuana  
17 licensing and operation within the City, the unresolved issues regarding medical  
18 marijuana at the state level, and the unresolved conflict between Initiative 502 and  
19 federal law, it is premature to develop a permanent regulatory solution, and  
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21           WHEREAS it is in the best interest of the City to keep the interim regulations  
22 in effect upon their expiration in November 2014 and extend the interim land use  
23 regulations for a six-month term, to May 16, 2015; Now, Therefore,  
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BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby extends the interim land use regulations for a six-month term, to May 16, 2015, concerning the production, processing, and retail sale of recreational marijuana.

Passed SEP 30 2014

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
City Attorney





City of Tacoma  
Planning and Development Services

Agenda Item  
E-1

October 1, 2014

Mr. Loren Cohen  
MC Real Estate Consultants, LLC  
5219 North Shirley – Suite 100  
Ruston, WA 98407

RE: Denial/Postponement of Application for McKinley Mixed-Use Center Boundary Expansion

Dear Mr. Cohen:

Please be advised that your application for the proposed expansion of the boundaries of the McKinley Mixed-Use Center has been denied by the Planning Commission for consideration during the City of Tacoma's 2015 Annual Comprehensive Plan Amendment process. The Commission suggested that you consider submitting the application for the annual amendment process in a subsequent year.

At its meeting on September 17, 2014, the Commission conducted an assessment of all applications for the 2015 Annual Amendment, pursuant to Tacoma Municipal Code Section 13.02.045. The Commission acknowledged that your application (Application #2015-03) was essentially the same as the one you had submitted in 2008 (Application #2008-01) that had been denied by the Planning Commission at the time. Application #2008-01 was denied primarily because (a) the expansion area was thoroughly evaluated in 2007 as a part of establishing the boundary for the then proposed McKinley Mixed-Use Center, but was not included in the center, partly in response to concerns expressed by residents during public outreach; and (b) the center should be allowed a period of time for redevelopment to occur, especially in the core areas of the center, before expanding its boundaries.

The Commission believes that the rationale for denying Application #2008-01 continues to be valid to date and applicable to the consideration for denying Application #2015-03. In addition, the City Council has initiated a comprehensive review of all mixed-use centers in the City to determine their effectiveness in achieving the City's growth vision and intent. This review has been included in the 2015 Annual Amendment process as Application #2015-02 and is expected to result in new profiles and configurations of centers, including the adequate number of centers in the City. The Commission believes that consideration of any significant expansions, such as what you have proposed, would be more appropriate after the city-wide, comprehensive mixed-use center review is complete.

Enclosed is the check that you submitted along with the application. If you have any questions concerning this matter or the 2015 Annual Amendment in general, please contact Lihuang Wung, Senior Planner, at (253) 591-5682 or [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org).

Sincerely,

BRIAN BOUDET, MANAGER  
Planning Services Division

Enclosure

c: Peter Huffman, Director, Planning and Development Services  
Members of the Planning Commission