



City of Tacoma

Notice of Public Hearing

August 15, 2012

On Tuesday, August 28, 2012, at approximately 5:30 p.m., the City Council will conduct a public hearing on the proposed amendments to the Land Use Regulatory Code to allow greater flexibility for infill development and the reuse of existing buildings, and to streamline the City's building and environmental review processes, as recommended by the Planning Commission. **For additional details, please see the reverse side of this notice.**

This hearing will take place in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. All persons will have an opportunity to present their oral comments at the meeting. Those wishing to submit written comments may do so at the public hearing, or may submit them to the City Clerk's Office at 747 Market Street, Room 220, Tacoma, WA 98402, by 4:00 p.m., on Tuesday, August 28, 2012.

Resolution No. 38521, which set the public hearing date, can be viewed in its entirety on the City's website at www.cityoftacoma.org/recentlegis by clicking on the link for August 14, 2012, or by requesting a copy from the City Clerk's Office at (253) 591-5505.

For more information, please contact Mr. Ian Munce, Long Range Planning Division Manager, at (253) 573-2478, or via email at imunce@cityoftacoma.org.


Doris Sorum
City Clerk



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City of Tacoma
Community and Economic Development Department

CITY COUNCIL PUBLIC HEARING

August 28, 2012

Subject

Proposed Land Use Regulatory Code Amendment for Code Streamlining 2012.

Summary

The proposed amendments to the Land Use Regulatory Code were developed by staff and Planning Commission to streamline the Land Use Regulatory Code and to reduce barriers to infill development and to the reuse of existing buildings; significant stakeholder review has occurred and is reflected in the proposed amendments. These amendments include three proposed code changes: raising SEPA thresholds; expanding the flexibility inherent in a “home occupation” type of use to include “live-work” and “work-live”; and, a parking exemption for existing buildings in commercial districts.

The proposed changes to the SEPA thresholds are in accordance with Resolution No. 38499, adopted by the City Council on June 12, 2012, which allowed the use of the higher thresholds for the period that this amendment is under public review. The proposed “live-work” and “work-live” uses would provide added flexibility in the Downtown and other Mixed-Use Centers by relaxing requirements such as parking and limitations on employees when a residential use is added to a commercial space or vice versa. The proposed parking exemption would apply to changes of use within existing buildings that are located in commercial districts outside of the downtown and mixed-use districts (where similar exemptions already apply). The exemption would allow a change of use without requiring additional parking.

How to Provide Comments

Citizens are welcome to testify at the public hearing or provide written comments by 4:00 p.m. on August 28, 2012, addressed to the City Clerk's Office, 747 Market Street, Room 220, Tacoma, WA 98402 or by facsimile at (253) 591-5300 or via e-mail using the following link: <http://cityoftacoma.org/Page.aspx?nid=54>.

Additional Information

The complete text of the proposed amendments, the Planning Commission's Findings and Recommendations Report, and other background information, are available from the Community and Economic Development Department (address shown on the letterhead), and on the Long-Range Planning Division's website at www.cityoftacoma.org/planning (and click on “Code Streamlining 2012”).

Staff Contact

Ian Munce, Acting Manager, Long-range Planning, (253) 573-2478 or imunce@cityoftacoma.org