

Members

Donald Erickson, Chair
Sean Gaffney, Vice-Chair
Tina Lee
Matthew Nutsch
Erle Thompson
Scott Winship
(vacant)
(vacant)
(vacant)



Agenda

Tacoma Planning Commission

Community and Economic Development Department

Ryan Petty, Director
Peter Huffman, Assistant Director
Charles Solverson, P.E., Building Official

Public Works and Utilities Representatives

Kurtis Kingsolver, Assistant Director/City Engineer, Public Works Department
Heather Pennington, Resource Planning Manager, Tacoma Water
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5200 (phone) / 253-591-2002 (fax)
www.cityoftacoma.org/planning

(Agenda also posted at: www.cityoftacoma.org/planning > "Planning Commission" > "Agendas-Minutes-Recordings")

MEETING: Regular Meeting and Public Hearing

TIME: Wednesday, May 2, 2012, 4:30 p.m.
(Public Hearing begins at approximately 5:00 p.m.)

Note Changes in
Starting Time and
Meeting Location

PLACE: Council Chambers, Tacoma Municipal Building, 1st FL
747 Market Street, Tacoma, WA 98402

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting of April 4, 2012
Regular Meeting of April 18, 2012

D. GENERAL BUSINESS

(4:35 p.m.) 1. Subarea Plans Update

Description: Receive the progress reports on the South Downtown and the MLK subarea plans.

Actions Requested: Informational; Comment

Support Information: N/A

Staff Contact: Ian Munce, 573-2478, imunce@cityoftacoma.org
Brian Boudet, 573-2389, bboudet@cityoftacoma.org
Noah Yacker, 591-5371, nyacker@cityoftacoma.org

(4:50 p.m.) 2. Transfer of Development Rights (TDR)

Description: Review the status of the TDR initiatives involving the State, the Cascade Land Conservancy, and King and Pierce Counties; and review the progress of the development of Tacoma's TDR program.

Actions Requested: Informational; Comment

Support Information: N/A

Staff Contact: Ian Munce, 573-2478, imunce@cityoftacoma.org



E. PUBLIC HEARING

(5:00 p.m.) 1. 2012 Urban Forestry Landscaping Code Update

Description: Conduct a public hearing on the proposed code amendments to the landscaping provisions of Title 13 of the Tacoma Municipal Code implementing urban forestry policy direction.

Actions Requested: Receive testimony; Keep hearing record open until May 11, 2012

Support Information: See "Agenda Item PH-1"

Staff Contact: Ramie Pierce, 591-2048, rpierce2@cityoftacoma.org
Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org

F. COMMUNICATION ITEMS

1. Shoreline Master Program (State's review process) – See "Agenda Item C-1"

The Department of Ecology has announced that public comments on the City of Tacoma's locally-adopted Shoreline Master Program will be accepted for 45 days through June 7, 2012. For more information, please visit: <http://www.ecy.wa.gov/programs/sea/shorelines/smp/mycomments/tacoma.html>.

2. 2013 Annual Amendment –

The Planning Commission is accepting applications for amending the Comprehensive Plan and/or Land Use Regulatory Code for 2013. Applications are due by Friday, June 30, 2012. For more information, please visit: www.cityoftacoma.org/planning (and click on "2013 Annual Amendment").

3. Planning Commission Tentative Agenda for May 16:

- Urban Forestry Code Revisions
- Code Streamlining 2012
- Medical Cannabis Moratorium/Proposed Land Use Regulations (public hearing)

A. COMMENTS BY LONG-RANGE PLANNING DIVISION

B. COMMENTS BY PLANNING COMMISSION

C. ADJOURNMENT

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(Draft for Review/Approval)

MEETING: Regular Meeting

TIME: Wednesday, April 4, 2012, 4:00 p.m.

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

Members Present: Donald Erickson (Vice-Chair), Tina Lee, Ian Morrison, Matthew Nutsch,
Erle Thompson, Scott Winship

Members Absent: Sean Gaffney

Staff Present: Elliott Barnett, Brian Boudet, Jana Magoon, Ian Munce, Lisa Spadoni,
Diane Wiatr, Lihuang Wung (BLUS); Carol Wolfe (CEDD);
Mike Carey, Lorna Mauren, Ramie Pierce (Public Works)

Vice-Chair Erickson called the meeting to order at 4:04 p.m. Staff distributed for the Commission's review a revised version of each set of the minutes for the regular meeting and public hearing on March 7, 2012 and the minutes for the regular meeting on March 21, 2012. The minutes were approved as submitted.

GENERAL BUSINESS

1. Medical Cannabis Moratorium

Mr. Stan Rumbaugh, Chair of the Medical Cannabis Task Force, provided the Planning Commission a summary of the Task Force's preliminary recommendations to the City Council. He explained the various approaches and restrictions that were considered during the development of the recommendations. The recommendations addressed such issues as locations, size of facilities, zoning, hours of operation, licensing, proper disposal of waste material generated using/producing medical marijuana, and who would distribute. Legality and legitimacy of use were some of the difficult issues to handle, because the clear purpose of the medical marijuana law was to relieve those individuals who are suffering and have a legitimate need for treatment. The Task Force also relied on professional input from medical community to aid in development of its recommendations, Mr. Rumbaugh indicated.



The Commissioners asked why the Task Force had recommendations that were outside of what the State statues allow. Mr. Rumbaugh explained that the State law establishes the legality of collective gardens, sets out standards for the number of plants, and allows for both collective and individual participation. For authorized collectives to be able to grow and distribute product, local jurisdictions have the ability to regulate and provide a method of growing and distributing for collectives. He also explained the rationale for separating the distribution center from the cultivation site. Mr. Rumbaugh mentioned that the goal of the Task Force was to make recommendations that are in compliance with the State regulations and not making policies.

The Commissioners commended Mr. Rumbaugh and the Task Force for the work that they put in to developing these recommendations given the controversy involved and the short amount of time they were given to work on this project.

Discussion ensued, with a focus on the land use component of the Task Force's preliminary recommendations. The Commissioners provided the following comments, concerns, and suggestions:

- Distribution and processing facilities are not addressed in the State law and should not be addressed in the City's land use code.
- Collective gardens could be zoned as comparable to agricultural activity.
- Be cautious in selecting zones for the distribution facilities.
- Incorporate the Crime Prevention Through Environmental Design (CPTED) principles in the building design for the distribution facilities.
- In developing land use regulations for the City Council's consideration, one option for the Commission is to incorporate the land use component of the Task Force's recommendations as is.
- Another option may be allowing distribution facilities outright, while limiting collective gardens to one per parcel, with a separation distance of 1,000 feet from sensitive uses.
- A third option may be allowing distribution facilities in the commercial and downtown zoning districts but only when approved as a conditional use; while allowing cultivation and processing facilities in the industrial districts, allowing distribution facilities outright in the Hospital Medical districts, and allowing distribution facilities in the industrial zoning districts when part of a cultivation and/or processing facility.

The Commissioners requested that staff develop multiple land use code alternatives based on the three options discussed, and additional thoughts as appropriate, and present the alternatives for the Commission's consideration at the next meeting on April 18, 2012.

2. Urban Forestry Code Revisions

Ramie Pierce, Urban Forester, recaptured the discussion at the previous meeting on March 21, reported on the additional outreach efforts including meetings with the Downtown Merchant Association and the Metro Parks Tacoma, and presented staff recommended changes to the proposed code amendments based on the input and suggestions received from the Commission and stakeholders.

Discussion ensued, and the following issues were addressed and conclusions reached:

- Building Foundation – Staff recommended that the proposed “Building Foundation” requirement for Downtown and Mixed-Use Centers be removed from the draft code, because of the potential conflicts it could pose with ground floor retail space, pedestrian passage and access from on-street parking to the sidewalk, transit stops, and other street and sidewalk features. The Commission suggested that it could help softening building frontages and, in particular, breaking up “blank walls”, although existing design standards within Mixed-Use Centers already prevent the development of “blank walls”, as indicated by Lisa Spadoni. The Commission requested staff to move forward with this proposal with appropriate modifications that would address concerns about the blank walls, but would also avoid the conflicts as discussed.
- In-lieu Fee – The Commission concurred with staff’s recommendation to lower the in-lieu fee amount to \$1 per square foot for 1-, 2-, and 3-family development and raise it for the other uses to \$1.84 per square foot. The Commission suggested that the City consider approaches to address financial hardship for residential sites.
- Remodeling Permits – Per the Commission’s request, Ms. Spadoni presented data collected on residential construction and significant alterations for the year 2006 (prior to the economic recession). In 2006 there were 589 remodels and 482 new construction permits issued; 566 remodel permits were within Level I alterations, 23 within Level II, and none within Level III. The average value of the remodels was \$27,829. This provides a contrast with the 2010 data which consisted of 125 new construction permits and 550 remodels, of which only 8 reached Level II and none reached Level III.
- Cost of Code Implementation – Mike Carey and Ms. Pierce presented an analysis of the cost of implementing the new code. Ms. Pierce clarified that the difference between the proposed in-lieu fee amount and cost of replacement was due to the fact that in-lieu fee takes into account the cost of 3 years of maintenance.
- Canopy Coverage for Rights-of-Way (ROW) – Instead of requiring that 30% of the width of the abutting ROW be covered by canopy, the Commission suggested a modified approach that would establish a standard ROW width for 1-, 2- and 3-family residential uses, then require 30% of that width irrespective of the width of the actual ROW abutting the development site. The existing requirement would remain for all other uses.
- Covenants, Conditions and Restrictions (CC&Rs) – The Commission discussed whether there could be a conflict between requiring canopy cover and CC&Rs in some neighborhoods. CC&Rs often limit the height of vegetation, especially in areas with views. Ms. Pierce pointed out that it would be possible to meet the canopy requirement with shorter trees, or to utilize credits and/or the in-lieu fee if that is not feasible.
- Parking Lot Landscaping – The draft code requires that internal parking lot landscaping be evenly distributed. The Commission suggested it be modified as follows: In Industrial Districts, internal parking lot landscaping may be clustered or otherwise unevenly distributed in cases when the purpose is to incorporate a Low Impact Development (LID) landscaping approach.
- Surplus Canopy Coverage – The Commission suggested that the code allow surplus canopy cover to be exchanged back and forth between parking, site and ROW canopy cover areas. For alterations to existing developments with retained trees on site and/or in the parking area/lot that exceed the site and/or parking area/lots requirements, the surplus would be applied towards the ROW canopy requirement.

The Planning Commission authorized the draft code, as discussed and modified where appropriate, to be released for public review and set the public hearing date for May 2, 2012. Staff noted that many of the changes suggested at this meeting would be made in the Urban Forest Manual rather than the code.

3. 2012 Annual Amendment

Lihuang Wung, Long-Range Planning, presented the Public Comments and Staff Responses Report that summarized the public comments received at the Planning Commission's public hearing on March 7 and through the comment period ending on March 21, concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2012. The report also included issues identified from the public comments, staff's observations and responses to the issues, and where appropriate, staff's recommendations for revisions to the Proposed Amendments.

Issues reflected in the public comments were pertaining to special needs housing, the Puget Gardens trail, sidewalks on McKinley Avenue, bikeway on S. Washington Street, prioritization of bus movements, improvement of sidewalks and crosswalks, doggy daycare uses, and drive-throughs in the HMX Hospital Medical Mixed-Use District. With respect to the proposed allowance of drive-throughs in the HMX, Mr. Wung noted that currently, drive-throughs are allowed in all other "commercial" X-Districts, subject to a number of special restrictions, and that the initial proposal was to make this allowance consistent in the HMX District, subject to the same limitations. Citizens were concerned that this proposal may be contrary to the principles of Complete Streets and the Climate Change Action Plan. In response to citizens' concerns, staff is proposing two options for the Commission's consideration, i.e., (A) limiting the proposed allowance for drive-throughs in the HMX to hospitals and associated medical uses, while prohibiting non-medical related drive-throughs such as those at fast food restaurants, or (B) withdrawing the proposed amendment.

The Commission voted for Option A, which would address the citizens' concerns while maintaining the consistency in the code. The Commission also concurred with all other staff's recommendations as outlined in the Public Comments and Staff Responses Report.

COMMUNICATION ITEMS

Vice-Chair Erickson acknowledged receipt of the following item:

1. Planning Commission Tentative Agendas for April 18 and May 2

COMMENTS BY LONG-RANGE PLANNING DIVISION

Mr. Wung announced the following City Council Committee meetings: the Economic Development Committee on April 10 (reviewing the South Downtown Subarea Plan and EIS), the Environment and Public Works Committee on April 11 (reviewing the Critical Areas Preservation Ordinance), and the Neighborhoods and Housing Committee on April 16 (reviewing the Affordable Housing issue).

COMMENTS BY PLANNING COMMISSION

The Commissioners nominated and elected Vice-Chair Erickson as the new Chair and Commissioner Gaffney as the new Vice-Chair.

Commissioner Morrison announced that he is moving out of the City and will no longer be eligible to serve. He expressed his appreciation for the opportunity to serve with other Commissioners and work with staff.

Mr. Wung indicated that there are currently three vacant positions, i.e., the “Environmental Community” position vacated by Commissioner Morrison and the District 3 and District 5 positions that were vacated last month. The term of the Environmental position expires on June 30, 2013, while the Districts 3 and 5 positions expire on June 30, 2012, when a 4th position representing District 2 also expires. Mr. Wung commented that it would be ineffective to fill the Districts 3 and 5 positions for an unexpired term of less than 2 months, and suggested that recruitment process could begin in the May-June timeframe to fill all 4 positions at once. The Commissioners acknowledged staff’s comments but were concerned about the immediate impacts of having only 6 members onboard to the Commission’s review capabilities and operational efficiency (e.g., for lack of a quorum). The Commissioners suggested that staff work with the City Council’s Appointments Committee to consider filling the Environmental position immediately, while recruiting the Districts 2, 3 and 5 positions in May-June.

ADJOURNMENT

The meeting adjourned at 7:12 p.m.

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(Draft for Review/Approval)

MEETING: Regular Meeting

TIME: Wednesday, April 18, 2012, 4:00 p.m.

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

Members Present: Donald Erickson (Chair), Sean Gaffney (Vice-Chair), Tina Lee, Matthew Nutsch, Erle Thompson, Scott Winship

Staff & Others Present: Councilman David Boe; Ian Munce, Lucas Shadduck, Lihuang Wung (BLUS); Jon Walker (Deputy City Attorney); William Osborne (Planning Consultant)

Chair Erickson called the meeting to order at 4:03 p.m., and suspended the rules to accommodate a special presentation by Councilman David Boe.

Special Presentation

Councilman Boe addressed the Planning Commission in response to the letter the Commission had forwarded to the City Council on March 21, 2012, concerning the Council's amendments to the Commission's recommendations on the Downtown Off-street Parking Regulations. The Commission was concerned that the Council's action to remove parking maximums (per Amended Ordinance No. 28051, adopted on February 21, 2012) was contrary to a number of relevant policies in the Comprehensive Plan and was incorrectly portrayed as having been recommended by the Commission.

Councilman Boe referred to his own experiences when he served on the Planning Commission and elaborated on the difference in perspectives acquired by Council Members versus Commissioners. He explained some of the areas of concerns that the Council took into consideration when making decisions; he mentioned some past land use cases such as the Eastside of Foss Waterway and the Wedge Historic District. For the elimination of parking maximums, this would provide an added incentive to attract business in downtown area and make Tacoma a more competitive market place among the neighboring communities, Councilman Boe indicated.



The Commissioners appreciated Councilman Boe's remarks, and provided some comments and suggestions, such as the need for minimum parking standards for the Tacoma Dome & LeMay Car Museum area, the impacts of the shortage of City staff to the progress of some important projects, and the lack of liaison or ex officio from the Council to the Commission.

GENERAL BUSINESS

1. Medical Cannabis Moratorium

Ian Munce, Acting Manager of the Long-Range Planning Division, indicated that staff has developed four alternatives to regulating medical cannabis within the land use code, based on the Commission's direction and suggestions at the last meeting. He suggested that, upon completing the review of the draft regulations, the Commission broaden the scope of public review by releasing all four alternatives, so that the Commission has the maximum number of public comments to go by when deliberating a final recommendation to the City Council.

Lucas Shadduck, Associate Planner, provided a summary of the four alternatives:

- (a) Alternative #1 primarily reflects the recommendations of the Medical Cannabis Task Force. It equates cultivation and processing to an industrial use and distribution to a commercial use, and allows them in respectively appropriate zoning districts; requires 1,000-ft sensitive use buffers for schools, daycares and religious facilities; allows for up to six (6) "collective gardens" (industrial use) on a given site; allows for 500-3,000 square foot distribution facilities (commercial use); and includes specific review and submittal criteria to be placed into the land use code.
- (b) Alternative #2 is similar to and a modified version of Alternative #1, based on staff recommendations. It equates cultivation and processing to an industrial use and distribution to a commercial use, and allows them in respectively appropriate zoning districts; requires 1,000-ft sensitive use buffers for schools only; requires a dispersion buffer of 500-1,000 feet from other cannabis facilities; imposes no additional size requirements; and imposes no additional site plan, floor plan and security plan requirements (which are rather recommended as licensing criteria).
- (c) Alternative #3 introduces the Conditional Use Permit (CUP) approach. It allows distribution in Commercial and Downtown zones with a CUP; allows cultivation and processing in Industrial districts; allows distribution outright in the Hospital Medical districts; and requires 1,000-ft sensitive use buffers for schools, daycares, parks and community centers.
- (d) Alternative #4 allows one collective garden (as defined by the State law) per site in Industrial zones; does not allow commercial medical cannabis uses such as distribution; and requires 1,000-ft sensitive use buffers for schools, daycares and religious facilities.

Mr. Shadduck noted that Alternative #2 represents the least restrictive zoning scheme, Alternative #3 is slightly more restrictive, and Alternative #4 is the most restrictive, with a very narrowly defined scope. Discussion ensued. Mr. Shadduck, Mr. Munce, and Mr. Jon Walker, Deputy City Attorney, facilitated the Commissioners' review of the alternatives and provided clarifications as needed. A variety of issues, concerns and points of clarification were raised and addressed, such as the difference between Alternatives #1 and #2 and how #2 would be more streamlined; the legal ramifications of considering those alternatives that allow distribution which is outside of what the Federal and State laws permit; and the concern over City staff exercising discretion in permitting distribution facilities as described in Alternative #3.

Upon completing the discussion, Chair Erickson suggested releasing all four alternatives for public review. A motion to that effect was made by Vice-Chair Gaffney and seconded by Commissioner Winship. Chair Erikson, who was instrumental in promulgating Alternative #3, acknowledged the concern over the CUP approach and proposed that the alternative be withdrawn. The proposal was accepted by Vice-Chair Gaffney as a friendly amendment. Commissioner Thompson introduced another amendment by adding Alternative #5 that would allow collective gardens citywide; he stated that the intent was to provide the broadest scope of public review. The amendment, seconded by Commissioner Nutsch, was denied by a vote of 2 to 4 (Ayes by Nutsch and Thompson). The motion, as friendly amended, to authorize the distribution of Alternatives #1, #2 and #4 for public review was passed by a vote of 4 to 2 (Nays by Nutsch and Thompson). It was clarified and acknowledged that the motion effectually includes setting May 16, 2012 as the date for a public hearing.

2. 2012 Annual Amendment

Lihuang Wung, Long-Range Planning, presented the draft Letter of Recommendation and the draft Findings and Recommendations Report concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2012. The documents were approved unanimously. Mr. Wung indicated that the documents will be compiled with the complete text of the proposed amendments and pertinent background information and forwarded to the City Council for consideration and possible action in May-June.

COMMUNICATION ITEMS

Chair Erickson acknowledged receipt of the following items:

1. Announcement on the Planning Commission's vacant "Environmental Community" position.
2. Planning Commission Tentative Agendas for May 2 and May 16.

COMMENTS BY LONG-RANGE PLANNING DIVISION

Mr. Wung reported that applications for the "Environmental Community" position are due April 25 and the Mayor's Office has received 5 applications. The appointment is expected to occur in early May. The recruitment effort for the Districts 2, 3, and 5 positions will begin in late May.

Mr. Munce suggested that the Commission hold a retreat in June 2012 to discuss issues of interest and operation of the Commission. The Commissioners concurred.

COMMENTS BY PLANNING COMMISSION

The Commissioners suggested the color schemes for the maps associated with the Medical Cannabis alternatives, as presented today, be modified to improve the readability of the maps.

Chair Erickson requested that staff keep the Commissioners informed of the "Short Course on Local Planning" training opportunities offered by the Department of Commerce's Growth Management Services.

ADJOURNMENT

The meeting adjourned at 5:36 p.m.



City of Tacoma
Community and Economic Development Department

Agenda Item
PH-1

TO: Planning Commission
FROM: Elliott Barnett, Associate Planner, Long-Range Planning Division
SUBJECT: Public Hearing on 2012 Urban Forestry Landscaping Code Update
DATE: April 26, 2012

The Planning Commission will conduct a public hearing on May 2, 2012, and keep the hearing record open through May 11 to receive written comments, concerning the proposed Urban Forestry Landscaping Code Update.

The proposal consists of a new landscaping code to replace the current code and changes to related code sections. Specifically, the proposal would amend the following 5 chapters of the Land Use Regulatory Code (or Title 13 of the Tacoma Municipal Code): Chapter 13.04 Platting and Subdivisions, Chapter 13.05 Land Use Permit Procedures, Chapter 13.06 Zoning, Chapter 13.06A Downtown Tacoma, and Chapter 13.08.010 Current Use Assessment.

The proposal is intended to align the code with the Urban Forest Policy Element of the Comprehensive Plan. Adopted by the City Council in 2010, the Urban Forest Policy Element sets goals to improve the health and function of the urban forest and grow citywide tree canopy coverage from 19% to 30% by the year 2030 (“30 by 30”) while striking a balance with other key goals including accommodating density, urban design, public safety, sustainability and regulatory flexibility.

These proposed modifications to the landscaping code implement the policy intent through the following key changes:

- Sets tree canopy cover goals by land use and incorporates those goals into landscaping requirements (where applicable). This is a science-based approach to achieving a 30% citywide canopy cover, and is tailored to be sensitive to the characteristics of different land uses;
- Increases flexibility of some existing requirements and provides options to meet the canopy requirement through numerous credits and in-lieu fees;
- Incorporates requirements addressing tree quality, age and species diversity, maintenance and replacement;
- Reorganizes the landscaping code for clarity and ease of use; and
- Develops an Urban Forest Manual (UFM) housing technical standards and guidance on plant selection, planting and maintenance, including templates and examples for ease of use. The UFM will be integrated with the code.

A public review document (a.k.a., the “Green Book”) has been compiled, containing the complete text of the proposed code amendments, staff analysis, the preliminary environmental determination for the proposal, as well as pertinent background information. The Green Book has been distributed to the Commissioners for their use and reference during and after the public hearing.

Notice of the public hearing has been distributed, via U.S. mail and/or e-mails, to neighborhood councils, business district associations, civic organizations, environmental groups, development interests, adjacent jurisdictions, the Puyallup Tribal Nation, major employers and institutions, City and State departments, the Tacoma Library System, and other known interested individuals or groups. In addition, staff have actively reached out to other key stakeholders and interested entities, offering to provide information or schedule meetings. Staff met with the President of the Downtown Merchants Association on April 3rd, presented to the Sustainable Tacoma Commission on April 10th, and is scheduled to present to the City Council’s Environment and Public Works Committee on May 9th. During the public comment period, staff will continue to pursue active engagement with stakeholders and the public.

The public hearing notice, the Green Book, as well as other pertinent information associated with the proposal are posted at www.cityoftacoma.org/planning (click on “2012 Urban Forestry Landscaping Code Update”).

If you have any questions, please contact me at 591-5389 or elliott.barnett@cityoftacoma.org.

c. Peter Huffman, Assistant Director



City of Tacoma
Community and Economic Development Department

TO: Planning Commission

FROM: Stephen Atkinson, Associate Planner, Long-Range Planning Division

SUBJECT: Shoreline Master Program Update – State Review Announced

DATE: April 26, 2012

The Department of Ecology is seeking public comment on the City of Tacoma's locally-approved Shoreline Master Program that will guide future development along forty-six miles of marine and river shorelines and Wapato Lake. The City Council adopted the updated Shoreline Master Program on November 29, 2011. The adopted ordinances and resolutions were then submitted to the Department of Ecology with a submittal checklist and all necessary background materials.

Ecology will accept public comment on the proposed Master Program through June 7, 2012. Public notice has been sent to all interested parties and a press release announcing the comment period was issued on April 23, 2012. Ecology is reviewing Tacoma's Master Program to ensure that it helps minimize environmental damage to shoreline areas, reserves appropriate areas for water-oriented uses, and protects citizens' rights to public lands and waters.

Ecology may approve the proposed Shoreline Master Program as written, reject it or recommend that the City modify specific parts of the proposed plan. Once approved by Ecology, Tacoma's Shoreline Master Program will become part of the overall state Shoreline Master Program. Final approval of the Shoreline Master Program by the Department of Ecology and subsequently by the Tacoma City Council is expected to occur in the fall.

Comments and questions should be addressed to Kim Van Zwalenburg, Washington Department of Ecology, P.O. Box 47775, Olympia, WA 98504-7600, 360-407-6520. Comments also can be submitted by email at kim.vanzwalenburg@ecy.wa.gov, or by fax to 360-407-6305. Tacoma's proposed shoreline program and related documents can be reviewed either in person or online at:

- Ecology Southwest Regional Office, 300 Desmond Drive, Lacey.
- Ecology's website:
<http://www.ecy.wa.gov/programs/sea/shorelines/smp/mycomments/tacoma.html>
- Tacoma Community and Economic Development Department, 10th floor, Suite 1036, 747 Market Street, Tacoma.
- City of Tacoma website: <http://cityoftacoma.org/shorelineupdate>.

If you have any questions, please contact Stephen Atkinson at 591-5531, or satkinson@cityoftacoma.org.

c. Peter Huffman, Assistant Director