



CITY COUNCIL PUBLIC HEARING

2011 Annual Amendments to the Comprehensive Plan and Land Use Code

Tuesday, May 24, 2011 approximately 5:30 pm
City Council Chambers, Tacoma Municipal Building
747 Market Street, 1st Floor

The City Council is seeking public input on the Planning Commission's recommendations regarding proposed amendments to the Comprehensive Plan and Land Use Code for the year 2011. All persons will have an opportunity to present their oral comments at the City Council meeting. Those wishing to submit written comments may do so at the hearing or by submitting them to the City Clerk's Office at 747 Market Street, Room 220, Tacoma, WA 98402, by 4:00 p.m. on Tuesday, May 24, 2011.

You received this notice because you are a taxpayer with property within an area or within 400 feet of an area proposed for a zoning change, or you have been or are part of a group that has been identified as a potentially interested party.

Please note: The proposed zoning and code changes will affect how properties can develop in the future.

WHAT CHANGES TO THE COMPREHENSIVE PLAN AND LAND USE CODE ARE BEING CONSIDERED?

APPLICATION 2011-01: SOUTH 49TH & PINE INTENSITY CHANGE AND REZONE

This proposed amendment would change the Comprehensive Plan Intensity designation to Medium and change the zoning classification to R-4L (Low-Density Multiple-Family Dwelling District) for a 5-acre site located at 4910 & 4924 South Pine Street. The proposed change would allow for the construction of up to 145 multi-family dwelling units on the property.

APPLICATION 2011-02: HISTORIC PRESERVATION PLAN AND CODE REVISIONS

This amendment would add a new Historic Preservation Chapter to the Comprehensive Plan to further recognize the importance of historic preservation and provide direction for program administration, education and outreach. This amendment would also revise the Land Use Code concerning the designation of landmarks and historic and conservation districts, remove parking requirements for historic buildings, and provide relief from conflicts between zoning standards and historic remodels. The changes also clarify administrative and regulatory requirements, and provide additional tools for the protection and preservation of historic properties, including encouraging the City to adopt demolition protections for historically-significant buildings.

APPLICATION 2011-04: WATER LEVEL OF SERVICE

This amendment would revise the existing level of service standard for Potable Water contained in the Capital Facilities Element of the Comprehensive Plan to *442 gallons per day and/or as contained in Tacoma Water's current Washington State Department of Health approved water system plan*. The purpose of the change is to resolve the current inconsistency between the Capital Facilities Element and Tacoma Water's State-approved Water System Plan.

APPLICATION 2011-05: TRANSPORTATION ELEMENT

This amendment would modify the Comprehensive Plan to encourage the use of alternative transportation modes, such as low speed electric vehicles, Segways, skateboards, and others. This proposal would also update the Classification of Arterials Map and the Unfunded Project List to include a number of new transportation projects, suggested largely by Neighborhood Councils.

APPLICATION 2011-06: REGIONAL CENTER UPDATE AND SAFETY-ORIENTED DESIGN

This amendment includes: 1) updating the Comprehensive Plan to add and revise explanatory text on countywide and regional planning and on State planning laws; 2) align the Plan with designated regional centers for the downtown, port industrial area and the area surrounding the Tacoma Mall, as well as a candidate regional center for the South Tacoma industrial area, and some minor map changes to correct inconsistencies among intensity, zoning and center designations; and 3) adds new and revised policies concerning the importance of considering personal safety and security in the design of buildings, sites and public spaces.

APPLICATION 2011-07: PARK ZONING AND PERMITTING

This proposed amendment would revised Tacoma's zoning regulations for parks, recreation uses and open spaces lands by making most parks a permitted use in residential zones (meaning no special approvals would be required) while maintaining a Conditional Use Permit requirement for certain parks features that are likely to have substantial impacts, such as stadiums, high intensity lighting, large sports fields, community centers, and swimming pools. The proposal would also modify the development standards for parks, such as setbacks, landscaping, signs, and pedestrian and bicycle facilities to ensure compatibility with residential areas.

APPLICATION 2011-08: REGULATORY CODE REFINEMENTS

These amendments to the Code are designed to address inconsistencies, correct minor errors, and provide additional clarity. The City conducts an annual review to address minor, non-substantive issues and improve the function of the code.

APPLICATION 2011-09: SEPA REGULATIONS

This proposed amendment would update and simplify Tacoma's environmental regulations and procedures for administration of the State Environmental Policy Act (SEPA), and amend the Plan to clarify the City's authority to condition, modify, or deny permits based on environmental impacts, including those related to contaminated soils and air quality.



CITY CLERK'S OFFICE
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 220
TACOMA, WA 98402

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Public Notice

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2011 ANNUAL AMENDMENTS TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Please Note: The complete text of the proposed amendments, associated maps, staff reports, and other information can be found at the Community & Economic Development Department offices, and on the following website:

WWW.CITYOFTACOMA.ORG/PLANNING
click on "2011 Annual Amendment"

If you have further questions please contact Donna Stenger at (253) 591-5210 or dstenger@cityoftacoma.org

The City of Tacoma does not discriminate on the basis of disability in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days. Please contact 253.591.5505 (voice) or 253.591.5153 (TDD).