



2013 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

ASSESSMENT REPORT – EXHIBIT A: SUMMARY OF APPLICATIONS

July 24, 2012

APPLICATION	APPLICANT	PLAN OR CODE AMENDMENT?	DESCRIPTION OF PROPOSED AMENDMENT
1. Drive-Through Regulations	Jori Adkins, Dome District	Code Amendment	Amending various sections of the Land Use Regulatory Code to prohibit drive-throughs in Downtown and Mixed-Use Centers (where pedestrian priority and multimodal uses are greatly encouraged).
2. Countywide Planning Policies	Community & Economic Development Department (CED)	Plan Amendment	Amending various elements of the Comprehensive Plan to incorporate, as appropriate, the 2012 Updates to the Countywide Planning Policies (CPPs) for Pierce County and to ensure that the Comprehensive Plan continues to be consistent with the CPPs and the regional growth plan, VISION 2040.
3. Container Port Element	CED	Plan Amendment	Adding a new Container Port Element to the Comprehensive Plan to: (1) define and protect the core area(s) of container port industrial uses; (2) identify and resolve key land use conflicts at the edges of the core area(s); and, (3) ensure access to freight corridors that serve container port industrial uses and recommend necessary transportation improvements. This work is mandated by a 2009 addition to the Growth Management Act relating to land use and transportation planning for marine ports in Seattle and Tacoma, and will be accomplished in collaboration with the Port of Tacoma.
4. Transportation Element	CED and Public Works Department	Plan Amendment	Annual update to the various transportation improvement project lists as contained in Section II – Mobility Master Plan and Section III – General Plan Implementation. This work may result in modifications to certain policies and implementation strategies where appropriate.

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5. Shoreline Related Elements	CED	Plan Amendment	Rescinding three shoreline related elements of the Comprehensive Plan, i.e., the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan. The policy principles of these documents were incorporated into the Shoreline Master Program (SMP) in 2011 and critical design elements from these three plans will be identified and incorporated into the Shoreline Design Guidelines, and/or the Comprehensive Plan, and/or development regulations.
6. Development Intensity Designations	CED	Plan & Code Amendment	Amending various elements of the Comprehensive Plan and the Land Use Regulatory Code to revise and update the Plan's land use designation approach, from the current Land Use Intensities to a more simplified and easily understood classification system. This work may be accomplished in multiple phases, starting with the mixed-use centers.
7. Adoption and Amendment Procedures	CED	Code Amendment	Amending TMC 13.02 to enhance the reporting and working relationships between the Planning Commission and the City Council, and to streamline and clarify the adoption and amendment procedures for the Comprehensive Plan, area-wide rezones, moratoria, and interim zoning.
8. Platting and Subdivision Regulations	CED	Code Amendment	Amending TMC 13.04 to address the following key issues: <ul style="list-style-type: none"> • Increase the maximum short plat size from four to nine lots, together with potential modifications to public notice and the associated bonding/improvement construction process • Evaluate and update access and connectivity provisions (vehicular and pedestrian/bike) • Reevaluate the existing recreational space requirement/fee
9. Sign Regulations	CED	Code Amendment	Amending various sections of the Land Use Regulatory Code to address specific issues associated with on-site digital signage (as requested by the Planning Commission).

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10. Affordable Housing Regulations	CED	Code Amendment	<p>Amending various sections of the Land Use Regulatory Code to incorporate additional provisions that support the development of affordable housing in accordance with the following recommendations of the Affordable Housing Policy Advisory Group (pursuant to City Council Resolution No. 38489, May 15, 2012):</p> <ul style="list-style-type: none"> • Recommendation 3.2.1 – Voluntary Housing Incentive Program • Recommendation 3.2.2 – Inclusionary Requirements for Voluntary Residential Rezones • Recommendation 3.2.3 – Limited Mandatory Affordable Housing Bonus Program for City Initiated Upzones • Recommendation 3.3 – Regulatory Assistance to Developers of Affordable Housing • Recommendation 3.5.1 – Affordable Housing Design Practices for Accessory Dwelling Units (ADUs)
11. Trail-Friendly Regulations	CED	Code Amendment	<p>Amending various sections of the Land Use Regulatory Code to incorporate development regulations that would help create and enhance the relationship and connection between pedestrian and bicycle trails and the private developments along such trails.</p>
12. Plan and Code Cleanup	CED	Plan & Code Amendment	<p>Amending various sections of the Land Use Regulatory Code and the Comprehensive Plan to address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.</p>