



Planning Commission Public Hearing

2013 Annual Amendments to the Comprehensive Plan and Land Use Regulatory Code

Planning Commission Public Hearing

Wednesday, March 20, 2013, 5:00 pm
City Council Chambers, Tacoma Municipal Building, 747 Market Street, 1st Floor

Informational Session with Staff

(A question-and-answer session to learn more about the proposed amendments and what they might mean for you)

Wednesday, March 13, 2013, 5:00–7:00 pm
City Council Chambers, Tacoma Municipal Building, 747 Market Street, 1st Floor

How to Provide Comments

You are welcome to provide oral testimony at the public hearing, and/or submit written comments to the Planning Commission at the return address provided on this notice, or by facsimile at (253) 591-5433, or by e-mail at planning@cityoftacoma.org. All written comments must be submitted by **5:00 p.m. on Friday, March 29, 2013**.

PROPOSED AMENDMENTS:

The proposed amendments for 2013 include the following nine (9) applications. The complete text of the amendments can be found at all branches of the Tacoma Public Library, at the Planning and Development Services Department, and on the Planning Services Division's website (www.cityoftacoma.org/planning > click on "2013 Annual Amendment").

1. Drive-Through Regulations (Application #2013-01)	Restricting drive-throughs in Downtown and Mixed-Use Centers (A private application by Jori Adkins, Dome District Development Group).
2. Countywide Planning Policies (Application #2013-02)	Review of the 2012 Updates to the Pierce County Countywide Planning Policies for consistency with the City's Comprehensive Plan.
3. Transportation Element (Application #2013-04)	Updating and reprioritizing unfunded projects and incorporating "Environmental Justice" into relevant policies (per VISION 2040).
4. Shoreline Related Elements (Application #2013-05)	Rescinding the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carrying forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update of the Public Access Alternatives Plan.
5. Land Use Designations (Application #2013-06)	Revising the Comprehensive Plan's land use designation approach from the current Land Use Intensities to a more simplified and easily understood classification system.
6. Adoption and Amendment Procedures (Application #2013-07)	Amending TMC 13.02 to streamline the Planning Commission's processes for the Comprehensive Plan, area-wide rezones, moratoria, and interim zoning.
7. Platting and Subdivision Regulations (Application #2013-08)	Amending TMC 13.04 to increase the maximum short plat size from four to nine lots (per RCW) and address associated regulatory requirements.
8. Sign Regulations (Application #2013-09)	Amending the Sign Code to address on-site digital signage and various sign related issues (per request of the Planning Commission).
9. Regulatory Code Cleanup (Application #2013-12)	Amending various sections of the Land Use Regulatory Code to correct minor errors, provide additional clarity, and improve administrative efficiency.

ENVIRONMENTAL REVIEW:

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Non-Significance after review of an environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 pm on **Friday, March 29, 2013**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on **April 5, 2013**, unless modified.



City of Tacoma
Planning Commission
747 Market Street – Room 345
Tacoma, WA 98402

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Public Notice

PLANNING COMMISSION PUBLIC HEARING

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