Proposed Changes to the Comprehensive Plan

• Updating the Commute Trip Reduction (CTR) section to reflect the latest regulatory requirements and program opportunities approved by the Washington State Department of Transportation.

• Updating tables within the Mobility Master Plan.
Proposed Code Changes

Changes to Chapter 13.04 Platting and Subdivisions, including:

- **The requirement to provide legal descriptions for all proposed lots within a short plat will not be required at submittal but prior to recording for verification by the City Surveyor.**

- **The requirement that a vicinity sketch is included on the notice has been removed, consistent with the State’s requirement.**

- **Development standards for pipe stem lots have been added.**
Current Standards for Pipestem Lots
Proposed New Pipestem Lot Standards

- Pipestem lots shall have the same setbacks along all lot lines. Required setbacks are: for R-1 districts is 15 feet. For R-2 and above districts is 10 feet.

- The height of the main building on a pipe stem lot shall be no taller than 25 feet or no more than the average of the height of the dwellings on each abutting property line and shall not exceed the height of the zoning district.
New Standards
Example of New Standards
Proposed Code Changes

Changes to 13.05 Land Use Permit Procedures, including:

• Updating the Expiration of Permits chart to ensure accuracy and consistency within other code sections and State Regulations.
• Clarification the Hearing Examiner’s authority to hear appeals of Short Plat decisions.
Reduction in Process for Major Modifications to Existing Conditional Use Permits

Current Process
- Level II permit type
- Public notice is sent to neighbors within 400 feet
- 30-day comment period
- Newspaper notice

Proposed Process
- Level I permit type
- Public notice is sent to neighbors within 100 feet
- 14-day comment period

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Preapplication Meeting</th>
<th>Notice: Distance</th>
<th>Notice: Newspaper</th>
<th>Notice: Post Site</th>
<th>Comment Period</th>
<th>Decision</th>
<th>Hearing Required</th>
<th>City Council</th>
<th>Expiration of Permit</th>
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</thead>
<tbody>
<tr>
<td>Conditional use (new)</td>
<td>Required</td>
<td>400 feet</td>
<td>No</td>
<td>Yes</td>
<td>30 days</td>
<td>Director</td>
<td>No</td>
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<td>5 years</td>
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<tr>
<td>Conditional Use Minor Modification</td>
<td>Optional</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Director</td>
<td>No</td>
<td>No</td>
<td>5 years</td>
</tr>
<tr>
<td>Conditional Use Major Modification</td>
<td>Recommended</td>
<td>100 feet</td>
<td>No</td>
<td>Yes</td>
<td>14 Days</td>
<td>Director</td>
<td>No</td>
<td>No</td>
<td>5 years</td>
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</table>
Proposed Code Changes

Changes to 13.06 Zoning, including:

- The addition of provisions requiring single-family dwellings to be oriented to the adjacent street or right-of-way.
- A clarification to the Home Occupation Standards that on-premises sales of products associated with a Home Occupation are accessory to a service offered. For example, a home occupation engaged in hair salon services would be allowed to sell hair products and accessories.
- Removal of references to the zoning designation Urban Center Mixed-Use - Tacoma Dome (UCX-TD) as it has been replaced with Downtown Mixed-Use (DMU).
- The correction of miscellaneous errors and scrivener's errors.
Proposed Code Changes

Changes to 13.11 Critical Areas Preservation Ordinance, including:

• Changes making the CAPO compliant with the new Shoreline Master Program and code.
• The removal of and all invalid references to critical areas that are now regulated under the shoreline code.
Proposed Code Changes

Changes to 13.12 SEPA, including:

• The clarification of the appeals process for Shoreline Substantial Development Permits. Appeals of Shoreline Substantial Development Permits are appealable to the Shoreline Hearings Board.
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>March 19</td>
<td>Annual Amendment Public Hearing</td>
</tr>
<tr>
<td>April 2</td>
<td>Planning Commission’s Review of Public Comments/Testimony</td>
</tr>
<tr>
<td>April 16</td>
<td>Planning Commission Recommendation</td>
</tr>
<tr>
<td>May/June</td>
<td>Council Review and Adoption</td>
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Minor Amendments and Refinements
Application No. 2014-11
City of Tacoma
Planning and Development Services
February 5, 2014