

Minor Amendments and Refinements

Application No. 2014-11

City of Tacoma

Planning and Development Services

February 5, 2014




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.

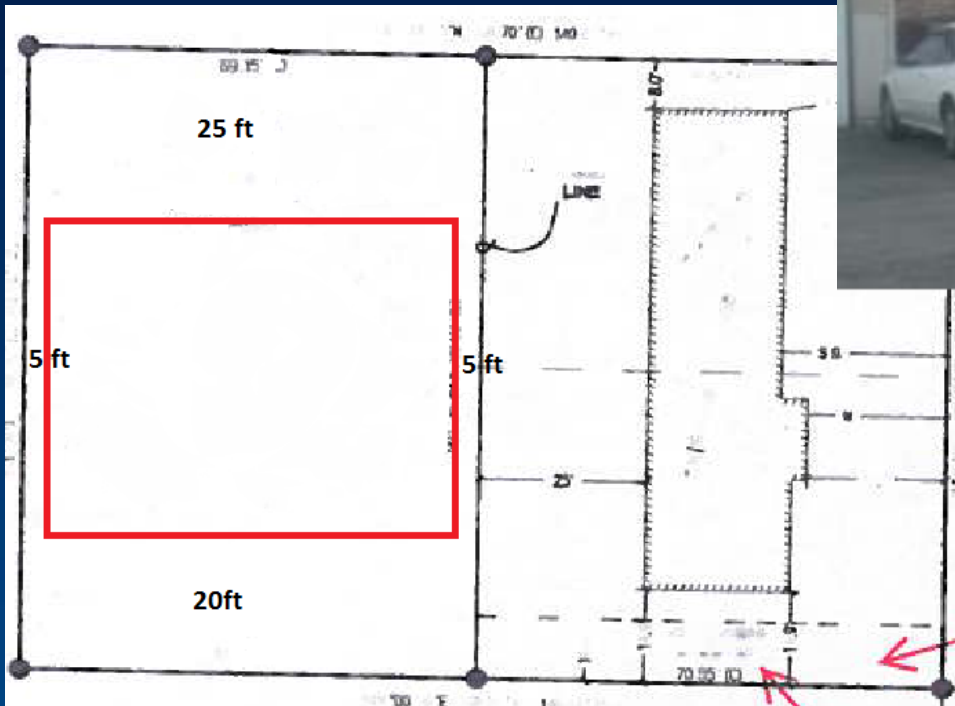
Proposed Code Changes

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.

	City of Tacoma Planning & Development Services 747 Market Street, Room 345 Tacoma, WA 98402	AGENCY/DEPARTMENTAL NOTICE OF APPLICATION	Date of notification: February 3, 2014 Application received: January 24, 2014 Application complete: January 24, 2014
Applicant: Tony Usach, 6406 54 th St NW, Gig Harbor, WA 98335, 253-376-8094 Location: 5826 South Fife St, Parcel Number 7805000740 Application No(s): MPD2014-40000216639		Documents to Evaluate the Proposal: Final Short Plat Plan, Land Use Application Studies Requested: Not applicable to this proposal Other Required Permits: N/A	
Proposal: The applicant has requested Final Plat of "MPD2013-40000207993", a 2 lot short subdivision. The site received preliminary short plat approval on November 12, 2013. See file number MPD2013-40000207993. The site is located in the "R-2 STGPD" Single-Family Dwelling District and South Tacoma Groundwater Protection District. Written AGENCY/DEPARTMENTAL comments must be submitted by February 17, 2014 to the below staff contact. For further information regarding this Notice of Application, log onto www.tacomapermits.org and select "Message Board" then "Public Notices and Decisions"		Applicable Regulations of the Tacoma Municipal Code: <ul style="list-style-type: none">• Chapter 13.04 Platting and Subdivisions• Chapter 13.05 Land Use Permit Procedures• Chapter 13.06 Zoning• Other associated regulations and policies A final decision on the proposal will be made by the Director of PDS following the close of the agency/departmental comment period. The decision will be mailed to the applicant, property owner, and project consultants. The decision will include appeal provisions.	
Staff contact: Dustin Lawrence, Associate Planner 747 Market St, Room 345, Tacoma, WA 98402; 253-591-5845; dlawrence@cityoftacoma.org			
Environmental Review: Pursuant to WAC 197-11-9-800 and the City of Tacoma's SEPA Procedures, this proposed action is exempt from the Threshold Determination and Environmental Impact Statement requirements of SEPA.			
<small>The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-3058 (TDD).</small>			

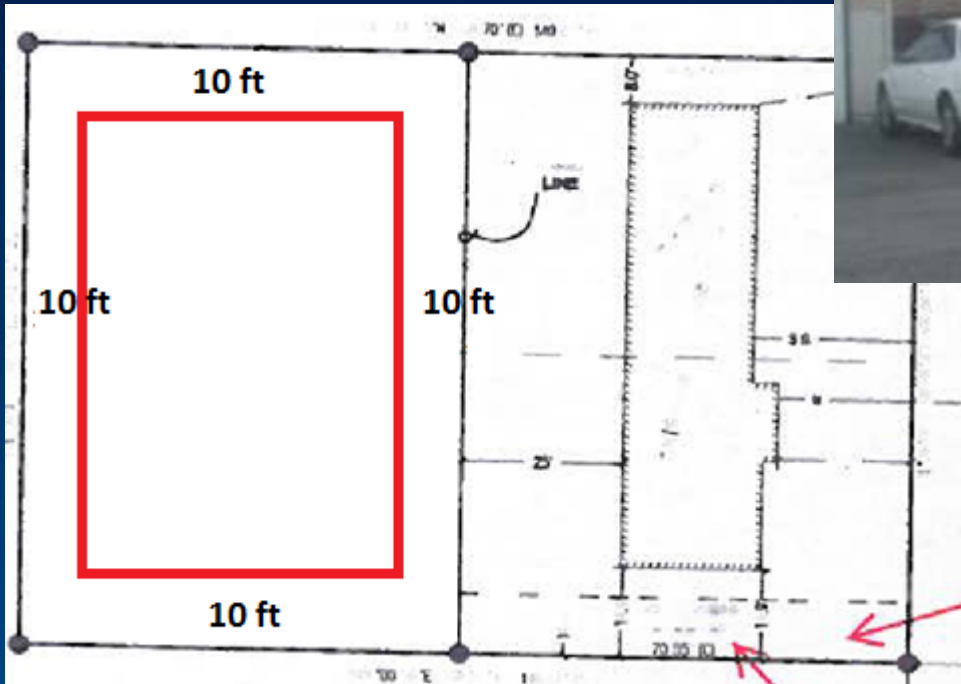
Current Standards for Pipestem Lots



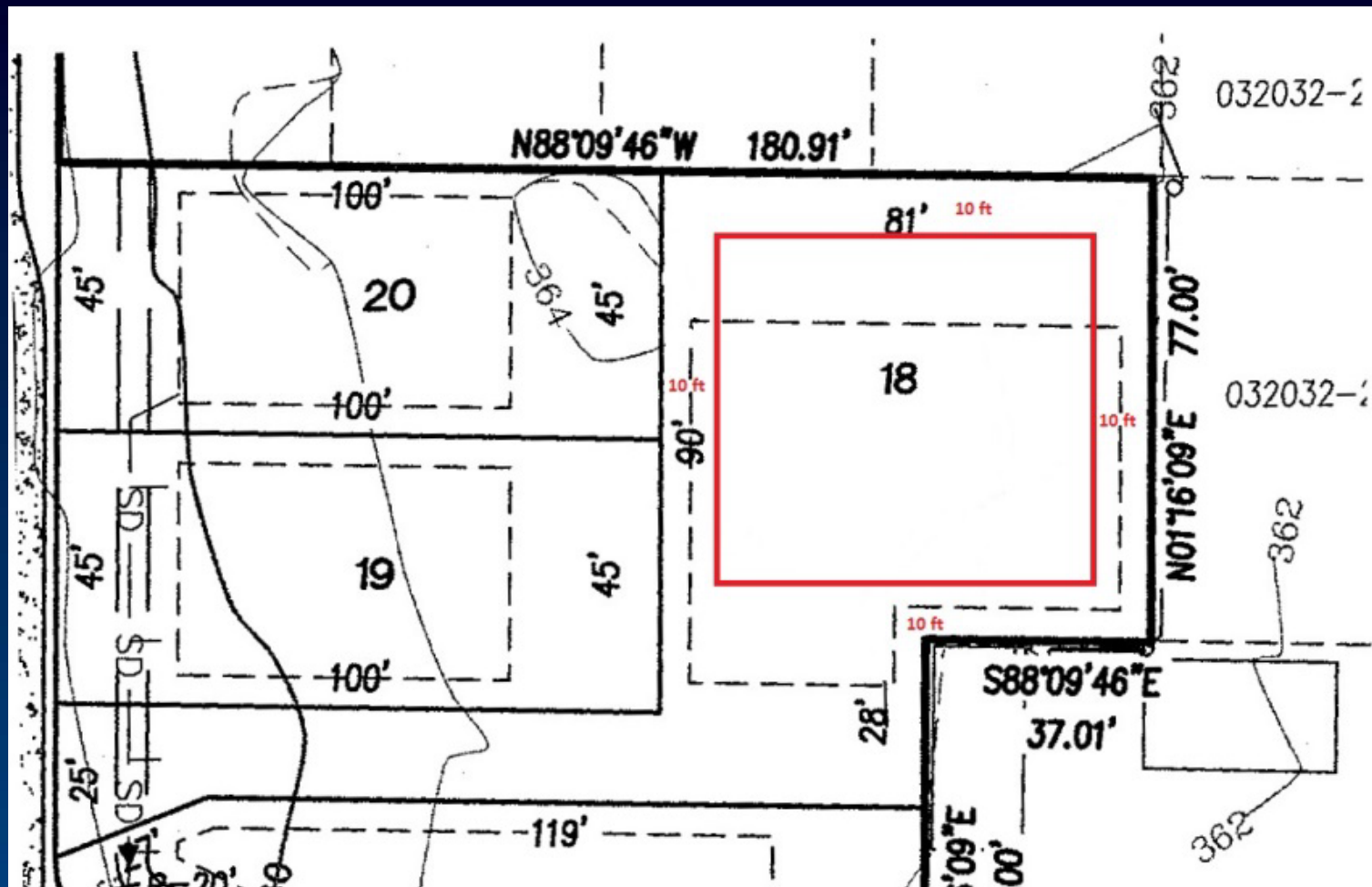
Proposed New Pipestem Lot Standards

- 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

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

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

March 19	Annual Amendment Public Hearing
April 2	Planning Commission's Review of Public Comments/Testimony
April 16	Planning Commission Recommendation
May/June	Council Review and Adoption

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