



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Cheri Gibbons, Planning and Development Services Division
Subject: **Minor Amendments (Annual Amendment Application #2014-11)**
Meeting Date: December 4, 2013
Memo Date: November 26, 2013

At the next meeting on December 4, 2013, the Planning Commission will be presented with an overview of the Minor Amendments to be evaluated as part of the 2014 Annual Amendment Application #2014-11. The Minor Amendments consist of Zoning Code and Comprehensive Plan clean-up items which are intended to address inconsistencies, correct minor errors, and improve provisions, that through administration or application are found to be unclear or not fully meeting their intent.

Attached for your review as "Exhibit A" is a list of proposed Zoning Code and Comprehensive Plan cleanup items to facilitate your review. If you have any questions, please contact me at (253) 591-5379 or cgibbons@cityoftacoma.org.

c: Peter Huffman, Interim Director

Attachment

2014 Annual Amendment Application No. 2014-11

Minor Amendments and Refinements

Overall Scope

1. Reduction in the Major Modification/Revision to Permits process to expedite the permitting review and approval time. This would apply to Conditional Use Permits, Rezone Permits, and Preliminary Plat Permits - Tacoma Municipal Code (TMC) 13.05 Land Use Permit Procedures
2. Changes to pipe-stem lot regulations to ensure better integration within existing neighborhoods and orderly development patterns - TMC 13.04 Platting and Subdivisions
3. Addition of design elements to ensure new single-family dwellings are, where feasible, oriented to a street right-of-way - TMC 13.06.100 Residential Districts
4. Modification to the Small Lot Design Standards governing roof orientation and street trees- TMC 13.06.145 Small-lot single-family residential development
5. The addition of Work/Live Residential Units as a distinct use in the District Use Tables - TMC 13.06 Zoning and 13.06A Downtown Tacoma
6. Addition of provisions to allow certain proposals/developments to decrease existing the nonconformity without fully conforming to code – 13.06.630 Nonconforming parcels/uses/structures
7. Updating the Commute Trip Reduction section of the Transportation Element of the Comprehensive Plan to reflect that the City is participating in innovative programs made possible by WSDOT and State Legislature – Transportation Element of the Comprehensive Plan
8. Elimination of the estimated cost of bicycle and pedestrian projects due to inaccuracy and the inclusion of a cost per mile calculation for various bikeways facilities and pedestrian improvements – Mobility Master Plan
9. Clarify how Landscaping provisions apply to Downtown - TMC 13.06A Downtown Districts
10. An amendment to the Variance criteria to include an allowance for “as good or better” or equivalent – TMC 13.06.645 Variances
11. Clarify submittal requirements and appeal authority for Short Plats - TMC 13.04 Platting and Subdivisions
12. Refine SEPA Appeals language, add allowances for the recovery of costs associated with area-wide SEPA review, and remove redundant text - TMC 13.12 Environmental Code
13. Ensure the expiration of permits and permit extension time limits are in-line with State requirements - TMC 13.05 Permit Procedures
14. Improve consistency of the fencing standards found in TMC 13.06 Zoning and 13.06A Downtown Tacoma

15. Clarify Accessory Dwelling Unit size limitation by rearranging the paragraph, no substantive changes - TMC 13.06.150, Accessory Dwelling Units
16. Minor clarifications and fixes to TMC 13.11 Critical Areas Preservation
17. Correction of various scrivener's errors throughout Title 13 Land Use Regulatory Code