



Planning Commission Public Hearing

2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Planning Commission Public Hearing

**Wednesday,
August 19, 2015,
5:00 p.m.**

City Council Chambers
Tacoma Municipal Building
747 Market Street, 1st Floor

Informational Sessions

- 1. Wednesday, August 12, 2015**
6:00 – 8:00 p.m.
Baker Middel School
8001 South J Street
Tacoma, WA 98408
- 2. Thursday, August 13, 2015**
6:00 – 8:00 p.m.
Stadium High School
111 North E Street
Tacoma, WA 98403

How to Provide Comments

1. Testify at the public hearing on August 19, 2015; and/or
2. Provide written comments by August 28, 2015, 5:00 p.m., via:
 - E-mail: planning@cityoftacoma.org;
 - Fax: (253) 591-5433; or
 - Letter: Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

PROPOSED AMENDMENTS:

The 2015 Annual Amendment Package includes the following five categories of proposed amendemnts. A summary packet of the amendments can be found at all branches of the Tacoma Public Library. For more information, please visit:

www.cityoftacoma.org/planning,

and click on “2015 Annual Amendment” or “Tacoma 2040: Growing Tomorrow’s City”

1. Comprehensive Plan Update	Amend the Comprehensive Plan pursuant to the Periodic Update requirements of the State Growth Management Act (RCW 36.70A.130); ensure the Plan continues to be consistent with applicable state and regional mandates; update population and employment allocations, and other relevant data; renew the City’s vision and growth strategies based on the community’s needs and desires; enhance the format, style and organization of the Plan; and revise development regulations to be consistent with the Plan amendments.
2. Mixed-Use Centers Review	Review designated Mixed-Use Centers (MUCs) to determine their effectiveness in achieving the City’s intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.
3. Affordable Housing Regulations	Amend the Tacoma Municipal Code to implement a package of residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council’s Affordable Housing Policy Advisory Group.
4. Code Cleanup	Amend various sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.
5. Narrowmoor Addition Conservation District	Designate a 129-acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Additions #1 – 4, as a Conservation Special Review District Overlay Zone (A private application by the West Slope Neighborhood Coalition).

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 Nonsignificance 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, August 28, 2015**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on **September 4, 2015**, unless modified.

Public Notice



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

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PLANNING COMMISSION PUBLIC HEARING

2015 ANNUAL AMENDMENT TO THE
COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE