



PUBLIC HEARING

2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Planning Commission Public Hearing

Wednesday, April 4, 2018
5:30 p.m.

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

Informational Session with Planning Staff

Wednesday, March 28, 2018,
5:30 – 7:00 p.m.

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

PROPOSED AMENDMENTS:

The proposed amendments for 2018 include the following seven (7) applications. A summary of the amendments can be found on the Planning Division's website at www.cityoftacoma.org/planning or at www.cityoftacoma.org/2018Amendments.

Car Wash Uses in Neighborhood Centers



Staff Contact:
Lihuang Wung,
Senior Planner,
lwung@cityoftacoma.org

This is a private application that would amend TMC 13.06.300 to allow Vehicle Service and Repair uses within the NCX District as a conditional use subject to the conditional use criteria. In addition, the use would be prohibited along the frontage of designated core pedestrian streets. Currently, Vehicle Service and Repair is prohibited in the Neighborhood Commercial Mixed-use District (NCX).

The NCX zoning district comprises the commercial core area for the Narrows, Proctor, Lincoln, McKinley, 6th Ave, South Tacoma Way, Stadium, and Hilltop Neighborhood Centers.

Vehicle Service and Repair: Outdoor Storage



Staff Contact:
Stephen Atkinson,
Principal Planner,
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This proposal was initiated as a private application to allow outdoor storage associated with vehicle service and repair uses within the C-2 Commercial Zoning District. The following changes are proposed to TMC 13.06.510.E, vehicle service and repair:

- Allow outdoor storage for vehicle service and repair uses in the C-2 District, where currently prohibited, with limitations along street frontages.
- Require screening for outdoor storage in C-2, M-1, and M-2 Districts.
- Prohibit outdoor storage in the UCX Zoning District.

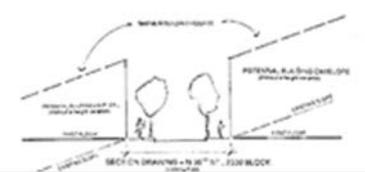
S 80th Street Rezone



Staff Contact:
Lauren Flemister,
Senior Planner
lflemister@cityoftacoma.org

This proposal was initiated as a private rezone application. The proposal would rezone five properties flanked by S 80th and S 78th Streets. The change in zoning designation would be from the existing Planned Development Business (PDB) District (3 parcels), Commercial (C-2) District (1 parcel) and Single Family Dwelling Residential (R-2) District (1 parcel) to Light Industrial (M-1) District. In addition, the proposal would amend the Comprehensive Plan Future Land Use Map from General Commercial and Residential to Light Industrial.

Commercial View Sensitive District Height Methodology



Staff Contact:
Lauren Flemister,
Senior Planner
lflemister@cityoftacoma.org

This proposal was initiated as a private application to amend language describing and determining how building height is measured in all C-2 (Commercial) zoning districts in the VSD (view sensitive district) overlay district. Currently, the VSD height measurement methodology in the land use code is used to determine building height, whereas, the City's Building Code utilizes a different methodology for measuring height.

The amendment should help create more parity amongst parcels in C-2 VSD (amongst upslope and downslope parcels), as well as create consistency in code for building height measurement.

Transportation Master Plan – Limited Amendment



Staff Contact:
Jennifer Kammerzell,
Senior Engineer,
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These amendments to the Transportation Master Plan (TMP) will address work that has been completed since the adoption of the Transportation Master Plan in 2015, including the new Environmental Action Plan, the upcoming Safe Routes to Schools Implementation Plan, the Pedestrian Safety Improvement Program, and some increased funding opportunities.

Amendments are proposed to the following elements of the TMP:

- Definitions (page 136 and Appendix C)
- Performance Measurement and Project Prioritization
- Modal Priorities Maps and Appendix B Project Detail List
- Appendix C Mobility Master Plan update
- Appendix D City Pedestrian Safety Improvement Project

Open Space Corridors Project – Phase 1



Staff Contact:
Elliott Barnett,
Associate Planner,
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The following amendments are proposed to TMC 13.11 Critical Areas Preservation Ordinance:

- Create standards for Biodiversity Corridors/Areas to ensure no net loss of critical areas functions and values, and clarify reasonable use of property;
- Create Biodiversity Corridors/Areas definition and review processes;
- Establish parameters generally limiting impacts to the least sensitive portions of the Biodiversity Corridors/Areas, and no more than 35% maximum vegetation disturbance;
- Establish Biodiversity Corridors/Areas mitigation standards.
- Clarify that vegetation retention is supported by the Best Available Science as the most appropriate management approach to steep slopes areas in many cases.

Additional amendments are proposed for consistency to TMC 9.19 Trees and Shrubs – Planting, TMC 13.04 Platting and Subdivisions, and TMC 13.05 Permit Procedures.

For more information on how this amendment may impact your property, visit www.cityoftacoma.org/openspacecorridors

Code Cleanups



Staff Contact:
Lihuang Wung,
Senior Planner,
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The proposed amendment would revise the following sections of the Tacoma Municipal Code, to address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the code, are found to be unclear or not fully meeting their intent:

- 13.02.045 & .053 – Modify the adoption and amendment procedures
- 13.06.100.D – Modify lot size averaging standard
- 13.06.510 – Clarify off-street parking for townhouses
- 13.06.700.D – Modify the definition of “Detoxification Center”
- 13.06A.065 – Align text and map for Reduced Parking Area (RPA)
- 13.06.300.D.3 – Clarify area of applicability for “self-storage”
- 13.06.502.E – Allow landscaping buffer interruption for utilities
- 13.06A.070(D) – Make weather protection requirement consistent



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

Public Notice



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How to Provide Comments

1. Testify at the public hearing on April 4, 2018; and/or
2. Provide written comments by April 6, 2018, 5:00 p.m., via:
 - E-mail to planning@cityoftacoma.org;
 - FAX to (253) 591-5433; or
 - Letter to:
Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

What is the 2018 Amendment?

A Plan or Code Amendment is the process through which the City considers changes, additions, and updates to the One Tacoma Comprehensive Plan, and Land Use Regulatory Code. Periodic review and evaluation are important in order to ensure that the One Tacoma Plan and the implementing regulations maintain their effectiveness. The intent of the amendment process is to review all of these changes simultaneously, where appropriate, so that the cumulative effects can be considered.

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 April 6, 2018**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on **April 13, 2018**, unless modified.