

Comprehensive Plan

And Land Use Regulatory Code

Proposed Amendments for 2019

Public Review Document

Prepared for
Planning Commission Public Hearings
May 1 and 15, 2019



City of Tacoma
Planning & Development Services Department
Planning Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3793
(253) 591-5030
www.cityoftacoma.org/planning



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 City Clerk's Office at (253) 591-5505. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

City Council

Victoria Woodards, Mayor
Keith Blocker
Ryan Mello

Conor McCarthy, Deputy Mayor
Lillian Hunter
Robert Thoms

Chris Beale
Anders Ibsen
Catherine Ushka

Elizabeth Pauli, City Manager

Planning Commission

Stephen Wamback, Chair
Ryan Givens
Brett Santhuff

Anna Petersen, Vice-Chair
David Horne
Andrew Strobel

Carolyn Edmonds
Jeff McInnis
Dorian Waller

Planning and Development Services Department

Peter Huffman, Director

Planning Services Division

Brian Boudet, Manager
Amy Figueroa
Mesa Sherriff

Stephen Atkinson
Larry Harala
Lihuang Wung

Elliott Barnett
Reuben McKnight

Development Services Division

Jana Magoon, Manager
Shanta Frantz
Craig Kuntz

Shannon Brenner
John Harrington
Shirley Schultz

Sue Coffman
Karla Kluge
Lisa Spadoni

Other City Departments

City Attorney's Office

Steve Victor, Deputy City Attorney

Environmental Services Department

Mike Carey

Desiree Radice

Daniel Thompson

Finance Department

Sam Benscoter

Fire Department

Michael Fitzgerald

Chris Seaman

Information Technology Department - GIS

Nancy Grabinski-Young

Adriana Abramovich

Mike Murnane

Police Department

Capt. Shawn Stringer

Public Works Department

Josh Diekmann

Jennifer Kammerzell

Table of Contents

I.	Executive Summary -----	I- 1 to 6
	• Executive Summary	
	• Notice of Public Hearing No. 1	
	• Notice of Public Hearing No. 2	
II.	Proposed Amendments and Staff Analyses	
II-A.	Future Land Use Map Implementation -----	II-A- 1 to 99
II-B.	Shoreline Master Program Periodic Review -----	II-B- 1 to 302
II-C.	Affordable Housing Action Strategy Incorporation into Comprehensive Plan -----	II-C- 1 to 44
II-D.	Historic Preservation Code Amendments-----	II-D- 1 to 30
II-E.	Manitou Potential Annexation -----	II-E- 1 to 36
II-F.	Minor Plan and Code Amendments -----	II-F- 1 to 34
III.	Determination of Environmental Nonsignificance and Environmental Checklist -----	III- 1 to 24

