



2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code

SCOPING HEARING

Planning Commission Public Scoping Hearing

Wednesday, June 19, 2019
5:30 p.m.

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

Informational Meeting with Planning Staff

Wednesday, June 19, 2019
4:00 – 5:00 p.m.

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

How to Provide Comments?

1. Testify at the Scoping Hearing;
2. Provide written comments by Friday, June 21, 2019, 5:00 p.m.:

E-mail:

planning@cityoftacoma.org

Or Letter:

Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Subjects of the Public Scoping Hearing

The subjects of the public scoping hearing are the following four applications for the 2020 Amendment to the Comprehensive plan and Land Use Regulatory Code:

1. Heidelberg-Davis Land Use Designation
2. **West Slope Neighborhood View Sensitive Overlay District***
3. Transportation Master Plan Amendments
4. Minor Plan and Code Amendments

**You are within the public notice area for this item, please see the back side of this notice for a description of this application.*

Purpose of the Public Scoping Hearing

The Planning Commission is in the process of reviewing the scope of work of each application. According to the Tacoma Municipal Code, Section 13.02.045, the Planning Commission must make a determination by July 31, 2019, as to whether each application will be accepted, accepted with the scope of work modified, or denied. If an application is accepted, it will be moved into the technical analysis phase of the 2020 Amendment process; if denied, it will be returned to the applicant.

You received this notice because these applications may affect your neighborhood. The Planning Commission would like to hear from you on whether these applications should be accepted, whether the scopes of work should be modified, and what additional issues should be studied.

Description of Application

The applicant, the West Slope Neighborhood Coalition, seeks to amend the existing View Sensitive Overlay District (VSD) code requirements as it pertains to the Narrowmoor Additions, which is an approximately 349-lot subdivision within the West Slope area of Tacoma. The proposal would decrease allowed building height from 25 feet to 20 feet in the VSD within the subject area only.

The application area is within the Narrowmoor Estates (1-4) subdivisions, and the map on the right of the page has the approximate area denoted.

The approximate street boundaries for the application:

- Terrace Drive
- S Mountain View Avenue / S Magnolia Lane
- S 19th Street
- N Jackson Avenue

Please also note that the mailing radius is 1000 feet beyond the application area and receiving notice does not necessarily mean you are in the application area. If you have questions or would like to confirm your properties location relative to the application please contact assigned staff at: lharala@cityoftacoma.org.



What is the 2020 Amendment?

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, or updates to the *One Tacoma Plan* and the Code brought forward by private or public entities. The 2020 Annual Amendment process started in January 2019 when the Planning Commission began to receive applications, and is slated for completion in July-August 2020 with the City Council's adoption of appropriate proposed amendments.

The Planning Commission is currently in the "Assessment" phase of the 2020 Amendment process, and upon making the determination on which applications to accept, will move the accepted applications into the "Analysis" phase. If the application is accepted there will be additional opportunities for public involvement throughout the 2020 Amendment process.

Where to Get More Information?

Visit the web site of the 2020 Amendment at www.cityoftacoma.org/2020Amendment

Contact project staff:

- For 2020 Amendment – Steve Atkinson, satkinson@cityoftacoma.org, (253) 591-5531
- For Applications #1 and #2 – Larry Harala, lharala@cityoftacoma.org, (253) 591-5640
- For Application #3 – Jennifer Kammerzell, jkammerzell@cityoftacoma.org, (253) 591-5511
- For Application #4 – Lihuang Wung, lwung@cityoftacoma.org, (253) 591-5682