



**Assessment of Application
Planning Commission Determination**

July 17, 2019

Application:	Minor Plan and Code Amendments
Applicant:	Planning and Development Services Department
Summary of Proposal:	Minor revisions to the <i>One Tacoma</i> Comprehensive Plan and various sections of the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and the Code, are found to be unclear or not fully meeting their intent. Proposed revisions are not intended to suggest substantive or policy-level amendments to the Plan or the Code.
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org

Public Scoping Comments and Staff Responses:

The Planning Commission conducted a public scoping hearing on June 19, 2019 on the proposed scope of work for the application, and kept the hearing record open through June 21, 2019 to accept written comments. The following are a summary of the comments received and the corresponding responses from staff:

- **Comment** – Using vacant lots as temporary surface parking is not very temporary, and once parking is there it is hard to change. This has been true for the Dome District and downtown for decades. Stronger language in the Comprehensive Plan and the South Downtown Subarea Plan should be provided to address this issue.

Staff Response: Staff recommends adding this issue to the scope of work for further analysis. Staff acknowledges that the commenter made a reference to the following provisions as contained in the South Downtown Subarea Plan:

Policy 1.4: Manage parking to support transit access and promote transit ridership.

Proposed Action 1.4.2: Avoid creating more surface parking lots in close proximity to South Downtown transit stations; whenever possible locate parking below grade, or in above-grade structures that are wrapped with active street-level uses.

- **Comment** – Regarding residential yard space, Ordinance No. 28511 (Tacoma Mall Neighborhood Subarea Plan, April 20, 2018) has a loophole where developers would be able to reduce yard space based on proximity to a public park or school even when the school or park is not accessible.

Staff Response: This issue has been partially addressed during the 2019 Amendment process. The “Minor Plan and Code Amendments” application of the 2019 Amendment includes a list of proposed amendments to the Tacoma Municipal Code (TMC), and #10 on the list would amend TMC 13.06.100.D and 13.06.300.G to clarify that open space located at a park or school associated with the onsite open space/yard requirements of multifamily or mixed-use development must be accessible, functional, and available on a long-term basis. This issue may need to be further studied and may involve policy-level discussions within the context of open space, urban design, and public facilities and services. Staff recommends adding this issue to the scope of work for further analysis.

- **Comment (from the Planning Commission)** – At the meeting on June 19, 2019, upon concluding the discussion on the Future Land Use Map Implementation application of the 2019 Amendment, the Commission suggested a need to explore and study density bonus incentives in the R-3 and R-4L Zoning Districts that would support the retention of existing structures while supporting an increase in housing choices and minimizing disruption to existing neighborhood character. The Commission requested that this issue be addressed in the 2020 Amendment process.

Staff Response: The issue of “Incentives for Retention of Existing Residential Structures” will be added to the scope of work for the Minor Plan and Code Amendments.

Staff Recommendation:

Staff recommends that the scope of work for the Minor Plan and Code Amendments application be modified with the addition of three issues as mentioned above and as depicted in the table below (items 17, 18 and 19) and that the Planning Commission accept the application as modified and forward it to the technical analysis phase of the 2020 Amendment process, with the understanding that the scope of work is subject to adjustments as deemed appropriate by the Commission as the analysis progresses.

No.	Subject	Plan/Code Section
1.	Flexibility for nonconforming commercial buildings in residential districts	13.06.630
2.	Light Trespass into Any Residential Use	13.06.503
3.	Rezone Modification	13.05
4.	Emergency and Transitional Housing	13.06.700
5.	Street Trees Applicability Section not consistent with Street Trees in Development Standards section	13.06.502.B.2 and E.6
6.	TMC 13.06.645 Variances	13.06.645
7.	Comprehensive Plan Preamble	Introduction Chapter
8.	Bicycle Parking for Schools	13.06.512.D.
9.	Commercial Districts adjacent to Residential Districts	Building Code
10.	Egress Windows	Building Code
11.	Option E Tap	Building Code
12.	Elevator Lobbies	Building Code
13.	Highland Hills Golf Course Zoning	13.06.650.C.2.
14.	Accessible Parking Requirement	Building Code
15.	Code Section Reorganization	13.05, 13.06, 13.06A, 13.09
16.	Compliance with RCW 58.17	13.04
17.	Temporary surface parking	South Downtown Subarea Plan
18.	Residential yard space	13.06
19.	Incentives for Retention of Existing Residential Structures	13.06