AGENDA

Purpose of the Meeting:
• Debrief Planning Commission on public comments received during public hearing & comment period for the 2023 Amendment
• Get direction from the Commission on next steps for recommendations

Presentation:
• Timeline/Next Steps
• Public Hearing Recap & Comments Received
• 2023 Amendment Applications
• Commission Review/Direction
<table>
<thead>
<tr>
<th>Date</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 19 &amp; May 3, 2023</td>
<td>Planning Commission Review &amp; Direction on Applications*</td>
</tr>
<tr>
<td>May 17, 2023</td>
<td>Planning Commission Recommendations**</td>
</tr>
</tbody>
</table>
| June 6, 2023      | City Council Study Session  
City Council Public Hearing                                 |
| June 13, 2023     | City Council 1st Reading                                               |
| June 27, 2023     | City Council Final Reading (adoption)                                  |

*Opportunity to request additional information, propose modifications, clarify rationale, draft recommendations  

**Vote on Recommendations (Target date)
## PUBLIC HEARING/COMMENTS RECAP

<table>
<thead>
<tr>
<th>Application (Type of Amendment)</th>
<th>Comments Received</th>
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</thead>
<tbody>
<tr>
<td>Mor Furniture (Plan)</td>
<td>13</td>
</tr>
<tr>
<td>Electric Fences (Code)</td>
<td>7</td>
</tr>
<tr>
<td>Shipping Containers (Code)</td>
<td>1</td>
</tr>
<tr>
<td>Delivery-Only Retail Businesses (Code)</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Zoning Update (Code)</td>
<td>0</td>
</tr>
<tr>
<td>Minor Plan &amp; Code Amendments (7) (Plan/Code)</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>21</strong></td>
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**Informational Meeting**
March 29, 2023

**Public Hearing**
April 5, 2023

**Written Comments**
April 7, 2023
5 p.m. Closing
APPLICANT: MOR FURNITURE LAND USE DESIGNATION

Applicant: Wesco Management, LLC

Location: 1824 S 49th St.

Proposal: Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)

*13 Comments Received
Key Themes

• Traffic & Safety
• Air Quality & Health Impacts
• Parks, Greenspace, Tree Canopy
• Site Access
• Compatibility with City Plans & Policy
MOR FURNITURE – AIR QUALITY

• EPA and WA Ecology set air quality standards for 6 criteria pollutants
• Puget Sound Clean Air Agency and WA Ecology monitor pollution at the regional level with focus on particulate pollution
• Entire state currently in attainment (meeting EPA standards) for all 6 criteria pollutants
• AQ impacts further considered as part of the City’s Environmental Review (SEPA), typically at a project level
**MOR FURNITURE - BUFFER CONSIDERATIONS**

Parcel History
- No indication the subject parcel ever required to be buffer between school and freeway
- 2018 – TPS Sale of Subject Parcel

Potential Buffer/Conservation Programs?
- Trust for Public Lands – Tacoma Green Schoolyards
- Pierce County Conservation Futures Fund
  - Requires Willing Seller & Funding/Maintenance Plan
  - Competitive Process

Existing Buffer Opportunities - Remaining School Parcels?
MOR FURNITURE – NEXT STEPS

Commission Comment & Direction

• How do you feel about the proposal? (For/Against/Concerns)
• Modifications to proposal to consider?
• Any additional information needed to aid in developing Recommendation?
• Recommendation to approve/deny the change? Recommendation/s you would like City Council to consider?
  o Site Access suggestions (access off 48th)
  o Buffering between property and school
  o Restoration enhancement of the still publicly-owned TPS/Giaudrone MS parcels
  o Air quality considerations
**Application: Delivery-Only Retail Businesses**

**Applicant:** City of Tacoma

**Proposal:** Amend the TMC Title 13 to address Delivery-Only Retail Businesses:
- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers

*0 Comments Received*
DELIVERY ONLY RETAIL BUSINESSES – NEXT STEPS

Commission Comment & Direction
• How do you feel about the proposal? (For/Against/Concerns)
• Modifications to proposal to consider?
• Any additional information needed to aid in developing Recommendation?
**APPLICATION: COMMERCIAL ZONING UPDATE**

**Applicant:** City of Tacoma

**Proposal:** Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location

*0 Comments Received*
COMMERCIAL ZONING UPDATE – NEXT STEPS

Commission Comment & Direction

• How do you feel about the proposal? (For/Against/Concerns)
• Modifications to proposal to consider?
• Any additional information needed to aid in developing Recommendation?
## Application: Minor Plan/Code Amendments

<table>
<thead>
<tr>
<th>#</th>
<th>Subject</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Standards for Ground-level Utilities</td>
<td>Enhance code clarity and applicability</td>
</tr>
<tr>
<td>2</td>
<td>Landmarks Preservation Commission Membership</td>
<td>Maintain consistency with City Charter</td>
</tr>
<tr>
<td>3</td>
<td>Critical Areas Preservation Ordinance Clarifications</td>
<td>Enhance code clarity and applicability</td>
</tr>
<tr>
<td>4</td>
<td>Home Address Signage</td>
<td>Maintain consistency with State law; Prevent undesired consequences</td>
</tr>
<tr>
<td>5</td>
<td>Overlay Zoning Maps</td>
<td>Enhance code clarity and applicability</td>
</tr>
<tr>
<td>6</td>
<td>Platting and Subdivision Vesting</td>
<td>Maintain consistency with State permitting</td>
</tr>
<tr>
<td>7</td>
<td>Land Use Table Re-organization</td>
<td>Enhance code clarity and applicability</td>
</tr>
</tbody>
</table>

*0 Comments Received*
MINOR PLAN & CODE AMENDMENTS – NEXT STEPS

Commission Comment & Direction

• How do you feel about the proposals? (For/Against/Concerns)
• Modifications to proposals to consider?
• Any additional information needed to aid in developing Recommendation?
Next Steps

Next Two Commission meetings

• May 3
  o Debrief: Electric Fences & Shipping Containers Applications
  o Comment & Direction

• May 17
  o Draft findings & recommendations
  o Request Commission finalize recommendations