Stephen Wamback, Chair
Anna Petersen, Vice-Chair
Carolyn Edmonds
Ryan Givens
David Horne
Jeff McInnis
Brett Santhuff
Andrew Strobel
Dorian Waller

PRESENTATIONS and HANDOUTS

Meeting on May 15, 2019

Agenda Items	Page
1. **Shoreline Master Program Periodic Review – Joint Public Hearing of Planning Commission and Department of Ecology** (PowerPoint Slides, for Discussion Item C-1)	**3 – 10**
2. **2019 Amendments – Public Hearing** (PowerPoint Slides, for Discussion Item C-2)	**11 – 25**
3. **Planning Commission Future Agendas** (PowerPoint Slides, for Agenda Item D)	**26**

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TACOMA SHORELINE MASTER PROGRAM PERIODIC REVIEW

Planning Commission and Department of Ecology:

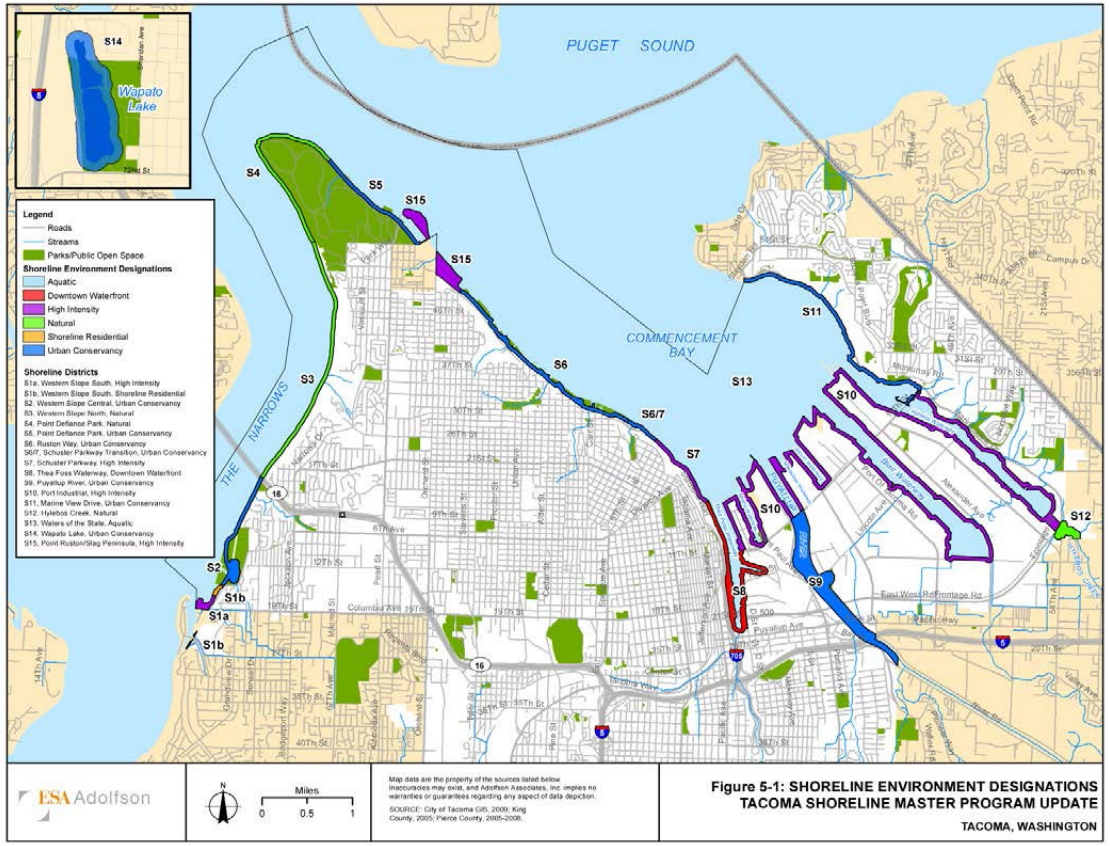
Joint Public Hearing

DEPARTMENT OF ECOLOGY
State of Washington

LONG RANGE PLANNING

Tacoma Shoreline Master Program (SMP)

- Comprehensive update in 2013
- Jurisdiction: 200 feet from OHWM
- Three priority uses:
  - Protect the natural environment
  - Provide water-dependent uses
  - Promote public access
- Joint City/DOE approval and permitting process



SHORELINES OVERVIEW

Tacoma SMP Joint Public Hearing | May 15, 2019

LONG RANGE PLANNING

Shoreline Management Act (SMA) - RCW 90.58

- **SMA policies**
- There are three basic policies: environmental protection, public access, and priority for uses that require a shoreline location.

RCW 90.58.050

This chapter establishes a **cooperative program**… between local government and the state.

The City of Tacoma Shoreline Master Program (SMP)

The comprehensive SMP update was approved in 2013 and found consistent with the SMP guidelines (WAC 173-26) and the SMA.

The SMA mandates a schedule for the periodic review of your SMP at least every 8-years

Updated SMA rules effective September 7, 2017

- Periodic review: clarifies scope and process

- New optional SMP amendment process

Periodic review process:

1. REVIEW required → 2. REVISE if necessary → 3. ACTION required

Review SMP for changes to:

1. RCW & WAC
2. Comprehensive Plan & development regulations
3. Local circumstances, new information, improved data

- DOE consultation
- Other public agencies outreach
- 2019 Amendments outreach/workshops
- Joint City/DOE Public Hearing Notice
- Salmon Beach Community
- Geotechnical firms

STAKEHOLDER ENGAGEMENT

- Reflect ***DOE's Periodic Review Checklist***
- Update ***Geologically Hazardous Area standards***
- Integrate ***Biodiversity Areas/Corridors standards*** in shorelines
- Address ***Sea Level Rise*** and changes to ***Base Flood Elevation***
- Minor residential additions in the ***Salmon Beach*** community
- ***General edits*** to clarify the intent and improve consistency

PROJECT SCOPE

2019 Amendments

LONG RANGE PLANNING

SESSIONS:

1. Affordable Housing Action Strategy
2. Historic Preservation Code Amendments
3. Manitou Potential Annexation
4. Minor Amendments

Planning Commission Public Hearing

May 15, 2019

Affordable Housing Action Strategy: Incorporation into the One Tacoma Plan

Planning Commission Public Hearing | May 15, 2019

LONG RANGE PLANNING

Proposed **Housing Element** updates

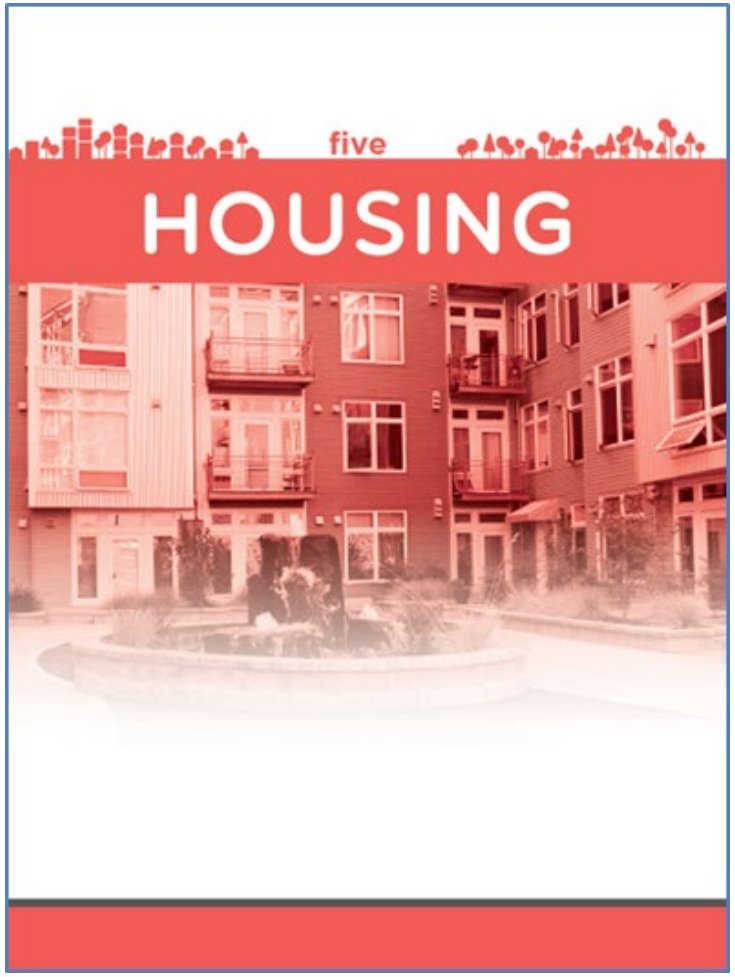
- Incorporate the AHAS as an implementation strategy
- Add & update policies to reflect the AHAS
- Update pertinent affordability data and opportunity mapping

What this action would mean:

- Lends policy support to the AHAS
- Shifts to action-oriented stance on housing challenges
- Initiates future policy work on housing + planning/development

Housing Element goals and policies

- Ensure adequate access to a range of housing types for all Tacomans
- Support fair, equitable, healthy, resource-efficient, accessible housing
- Concentrate new housing in and around centers and corridors
- Increase supply of affordable housing
- Expand housing opportunities, both market-rate and assisted



Last updated in 2015

A summary of unmet needs among Tacoma residents

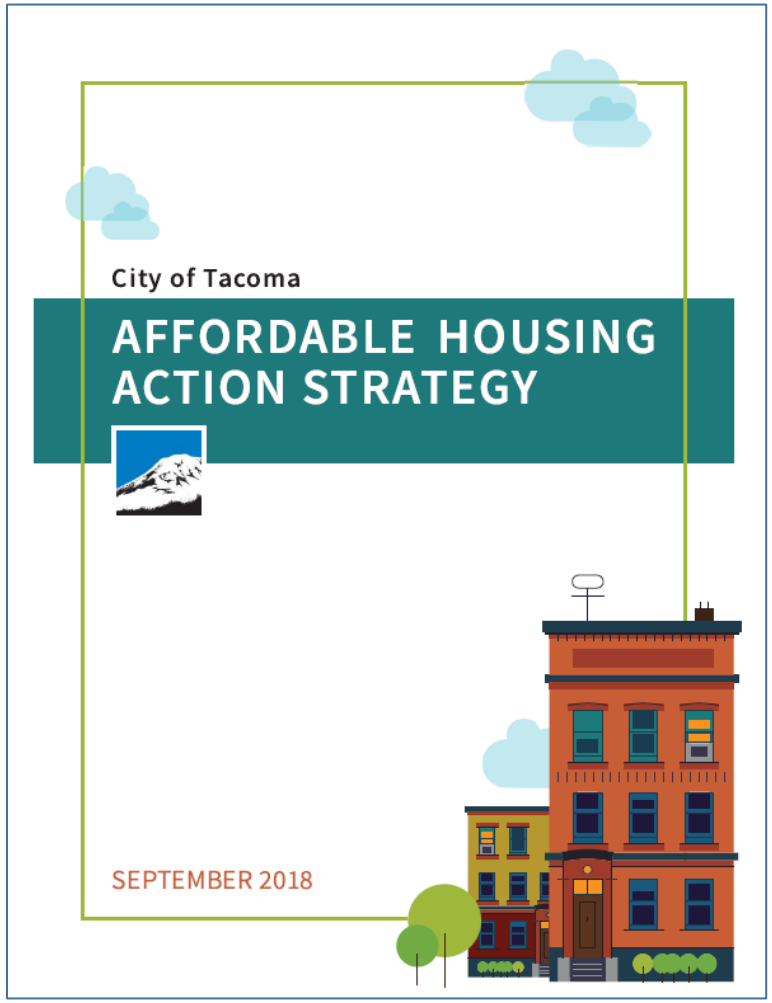
Four strategic objectives and 27 supporting actions:

1. Production of new homes
2. Preservation of existing homes
3. Anti-displacement and stabilization
4. Removal of barriers to housing

Implementation Plan

Metrics to monitor and report implementation:

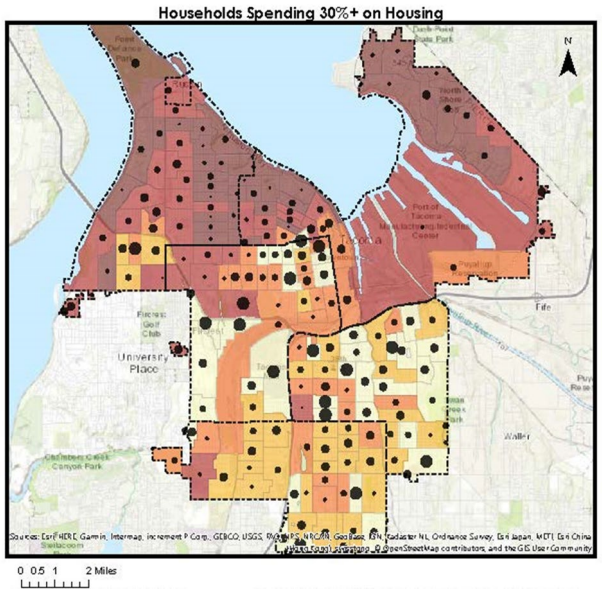
- Number of units produced
- Number of units preserved
- Number of households served



OVERVIEW OF THE AHAS

LONG RANGE PLANNING

1. Integrate AHAS as implementation strategy
2. Update Housing Element policies
   - **Inclusionary Zoning** (modify and expand existing)
   - **Coordinate public investments** with affordable housing
   - Expand **tenant protections**
   - Explore "**Missing Middle**" housing approaches
   - Prioritize households with the **greatest need**
   - Consider **access to opportunity** as part of housing actions



"Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living."

HOUSING ELEMENT UPDATES

Planning Commission Hearing | May 15, 2019 | AHAS

LONG RANGE PLANNING

HISTORIC PRESERVATION CODE AMENDMENTS

LONG RANGE PLANNING

REUBEN MCKNIGHT
HISTORIC PRESERVATION OFFICER

HISTORIC PRESERVATON CODE AMENDMENTS

- Enhanced demolition review
- Historic Conditional Use Permit amendments
- Code clean up, specifically nomination processes

LONG RANGE PLANNING

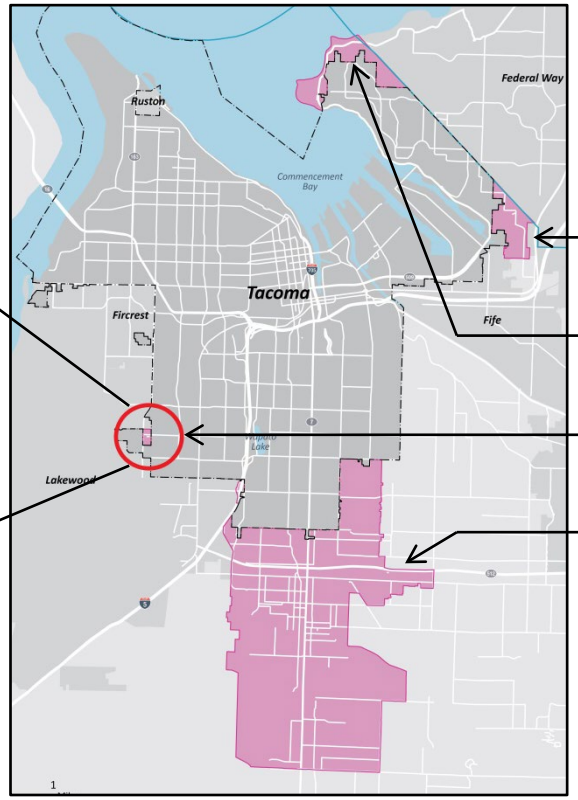
Historic Preservation – Demolition review

- Within planning subareas: Improve existing demolition review (13.12.570) for clarity and predictability
- Citywide : Proposed demolition review for 50+ year old structures over 4,000 SF or within Mixed Use Centers or listed on the National Register of Historic Places
  - Landmarks Commission may review demolition proposals for buildings that appear to be historically significant.
  - Single family residences are exempt.

LONG RANGE PLANNING

Manitou Potential Annexation

Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)



- Fife Heights
- Browns Point/Dash Point
- Manitou
- Parkland/Spanaway

Pre-Annexation Planning

- Track “A” –

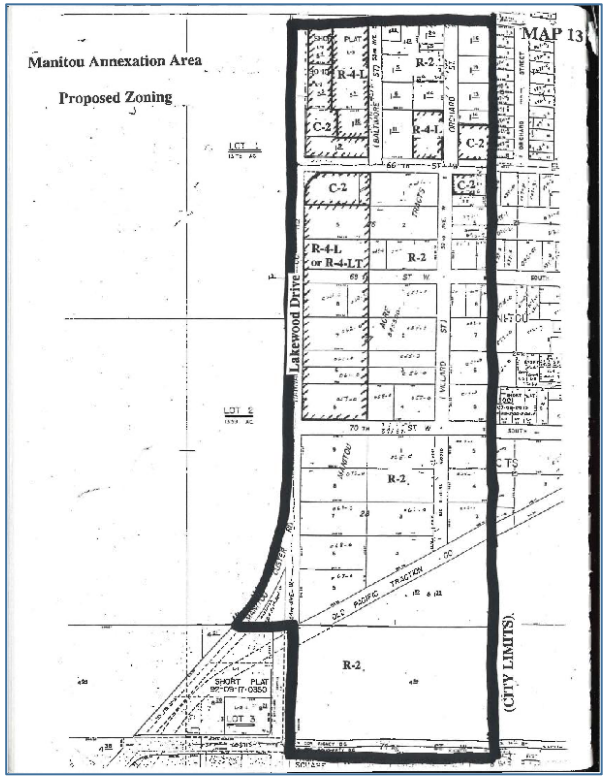
  Interlocal Annexation Agreement

- Track “B” –

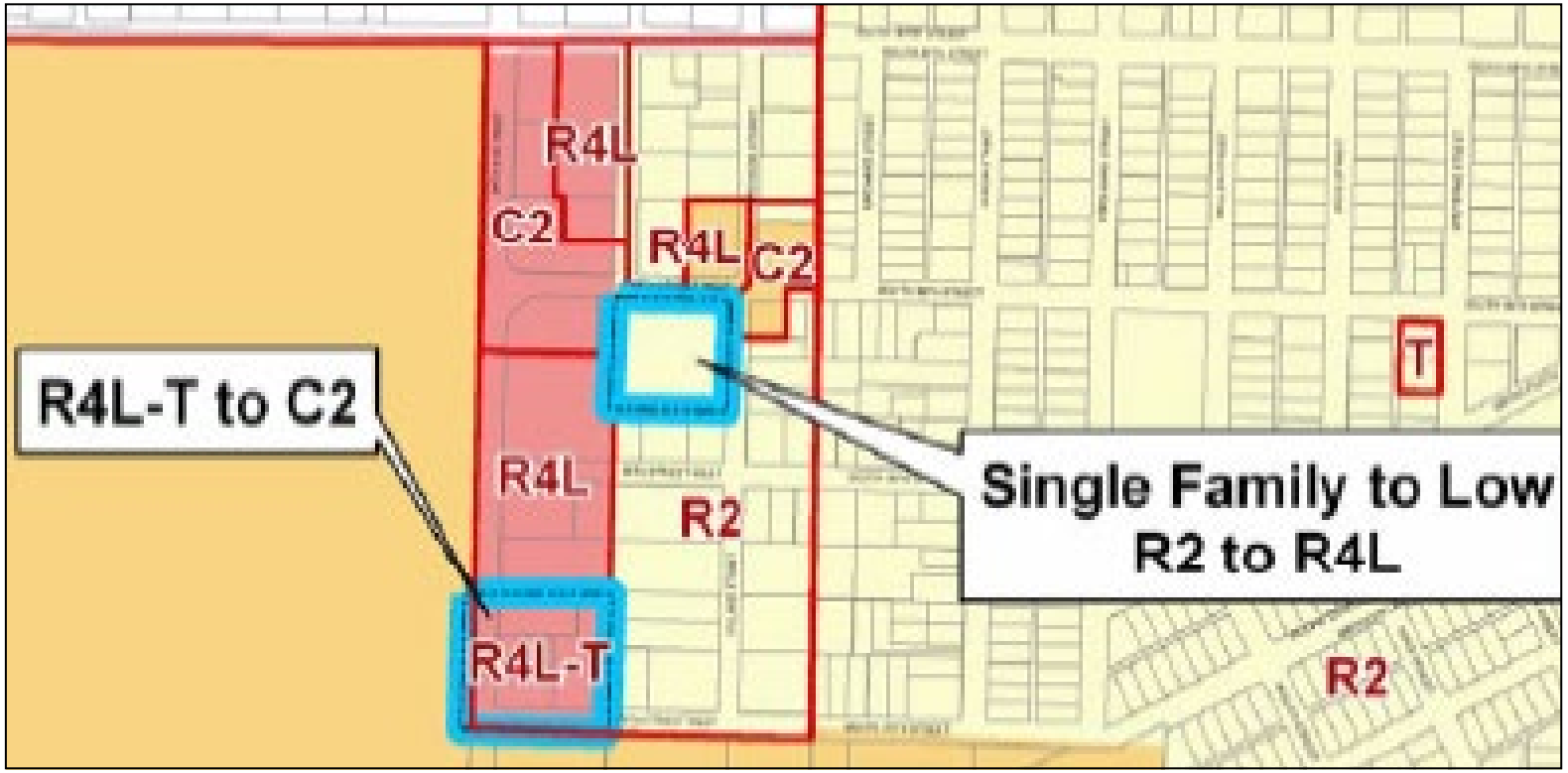
  Land Use Designations and Zoning Classifications

Land Use and Zoning – Previously Adopted

1995
Annual Amendment

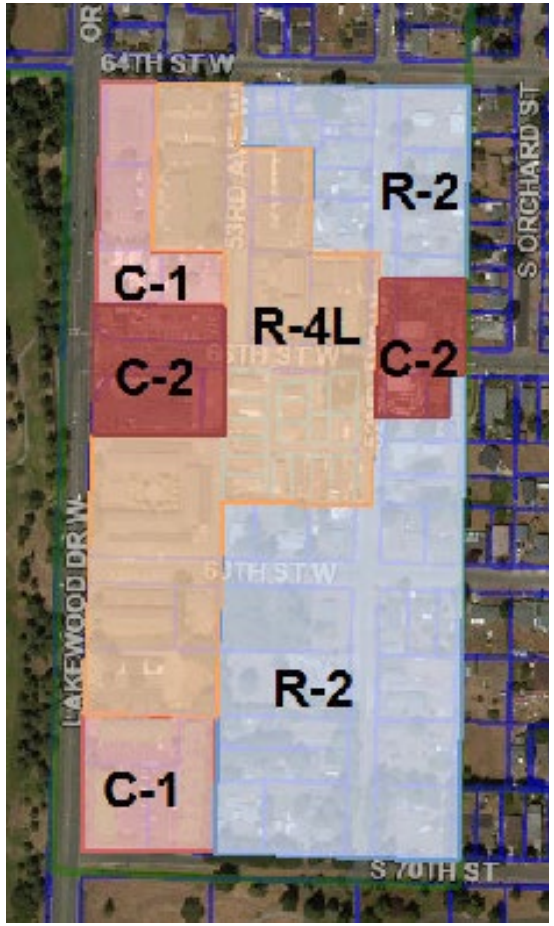


2004
Annual Amendment



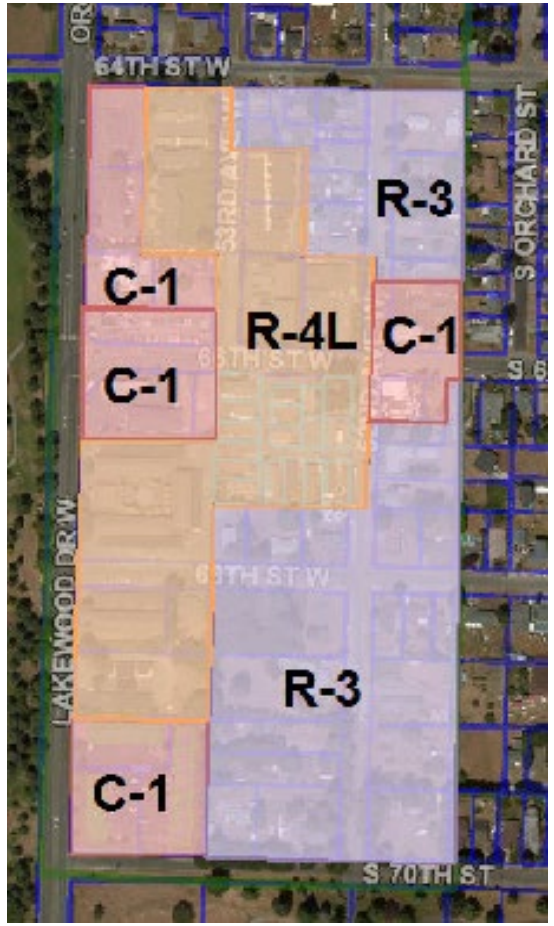
Land Use and Zoning – Currently Proposed

Option 1



(with STGPD Overlay)

Option 2



(with STGPD Overlay)

Minor Amendments

- **Scope of Work:**
  - Minor revisions to the Comprehensive Plan and the Land Use Regulatory Code
  - Technical, non-policy, clean-up changes
- **Objectives:**
  - Update information
  - Address inconsistencies
  - Correct errors
  - Clarify intents
  - Enhance language
  - Increase administrative efficiency
  - Improve customer service

Issues

1	Cleanups to TDR Admin Code	14	Planned Residential Development Districts
2	Landscaping along walkways	15	Reduced Parking for Downtown Districts
3	Street tree removal/pruning clarification	16	Parking for Triplexes and for Multiple-family Dwellings in R-3
4	Landscaping Buffer Screening for Craft Production	17	Clarify CUP for multifamily under Pilot Program
5	Landscape Type B	18	Incorporation of Pedestrian Streets from the Comprehensive Plan to the Land Use Code
6	Substantial Connection and Accessory Building	19	R-District vs. Residentially Zoned
7	ADUs in association with single-family development	20	Roofline Standards - incorrect citations
8	Single-family dwelling accessory buildings in Commercial and Mixed-Use Center districts	21	Customer service office
9	Yard space standards for single-family dwelling in mixed-use districts	22	Street occupancy permit
10	Onsite Open Space for Multi-family	23	Public notice and comment period for short plat
11	FAR for small lots/Variances and Functional Yard Space	24	Critical Areas with Overgrown Vegetation
12	Garage Doors on Corner Lots	25	Code Section Reorganization
13	Front porches into front yards		

Future Agendas (Tentative)

- **May 29, 2019 (Special Meeting proposed):**
  - 2019 Amendment Debriefing
  - 2020 Amendment Assessment (setting a date for public scoping hearing)

- **June 5, 2019:**
  - 2019 Amendment Debriefing

- **June 19, 2019 (including a public hearing):**
  - 2019 Amendment (Consider Recommendations)
  - 2020 Amendment (Public Scoping Hearing)
  - Urban Design Program
  - Planning Commission Bylaws, Membership and Leadership (status and updates)

- **July 3, 2019 (Cancellation proposed)**

- **July 17, 2019:**
  - 2020 Amendment (Determination on Applications)
  - Planning Commission Annual Report and Work Program