



## **HANDOUTS and PRESENTATIONS**

### **Meeting of December 3, 2014**

- 1. Land Use Designations Phase 2**  
(PowerPoint Slides; for Discussion Item D-1)
- 2. Recreational Marijuana Permanent Regulations –  
*Planning Commission Public Hearing***  
(PowerPoint Slides; for Discussion Item D-2)





# Land Use Designations

*Phase 2*

Planning Commission Review

# Today's Objective

- Planning Commission recommendation on:
  - Designating Educational/Institutional Uses
  - Designating Planned Residential Developments
  - Designating Parks and Open Space

# Background

- New Land Use Designation Classification Table
- Current inconsistencies between Plan and Code (Intensities and Zoning)
  - Educational Facilities
  - Planned Residential Developments
  - Parks and Open Spaces
- Urban Design and Development Patterns

# Considerations

- This is just a starting point
- Plan for now, code considerations to come
- Designation table can still change
- Some science and a lot of art

# Education Facilities

# Recommendation

- Differentiate education facilities
  - Those that predominantly serve a neighborhood
  - Those that serve a larger area or are regionally significant



# Recommendation

## Create an **Institutional Campus** land use designation

This designation is intended for large institutional campuses that are **centers of employment** that **service a broader population** than that of the neighborhood in which it is located. This designation includes hospitals, medical centers, colleges, universities, and high schools **typically greater than 10 acres** in size. The designation recognizes the unique characteristics of these institutions and is intended to accommodate the changing needs of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas.

### **Corresponding zoning:**

This designation is appropriate in all zoning classifications.

# Institutional Campus (proposed)

## **Examples:**

University of Washington, Tacoma

University of Puget Sound

Tacoma Community College

Bates Technical College

Multicare Health System, Tacoma General and Mary Bridge

St. Joseph Medical Center

Allenmore

High Schools (those with a campus)

## **Others TBD:**

Cheney Stadium

Tacoma Dome

Landfill

# Current Zoning Allowances

## **Hospitals:**

Allowed outright: Hospital Medical zone, Hospital Medical Mixed Use, industrial zones

Conditional: High density multifamily zones, commercial zones, South Tacoma MIC overlay

Not allowed: Single family and low density residential, including residential mixed use districts, Port Maritime Industrial, South Tacoma MIC overlay

## **University/College:**

Allowed outright: Commercial zones, mixed use zones, Industrial zones

Conditional: All residential zones

Not allowed: PMI and South Tacoma MIC overlay

# Implications

- Not recommending zoning changes at this time
- Define the “campus” area
- Comprehensive Plan amendment to expand campus outside designated area

# Recommendation

Where the designation overlaps with:

1. MUC: Depict the Institutional Campus Designation
2. Open Space: Depict the Open Space Designation
3. Shoreline: Depict the Shoreline Designation

# Recommendation

## Other Educational Facilities (Elementary, Middle):

- Predominantly residential zoning
- Designate consistent with zoning and neighborhood in which it is located

# Planned Residential Developments

- Promote a more desirable living environment than would be possible through the strict regulations of conventional zoning districts;
- Encourage developers to use a more creative approach in land development and stormwater management;
- Provide a means for reducing the improvements required in development through better design and land planning;
- Conserve natural features and retain native vegetation;
- Facilitate more desirable, aesthetic, and efficient use of open space.

# Planned Residential Developments

## Site area

- The minimum gross site area for a PRD District shall be as follows:
  - R-1-PRD District ten acres
  - R-2-PRD District five acres
  - R-3-PRD District two acres
  - R-4-L-PRD District three and one-half acres
  - R-4-PRD District five acres
  - R-5-PRD District ten acres

Requires written consent from property owners



# Planned Residential Developments

Recommendation: Default position is to align the Comp Plan land use designation with the underlying zoning.

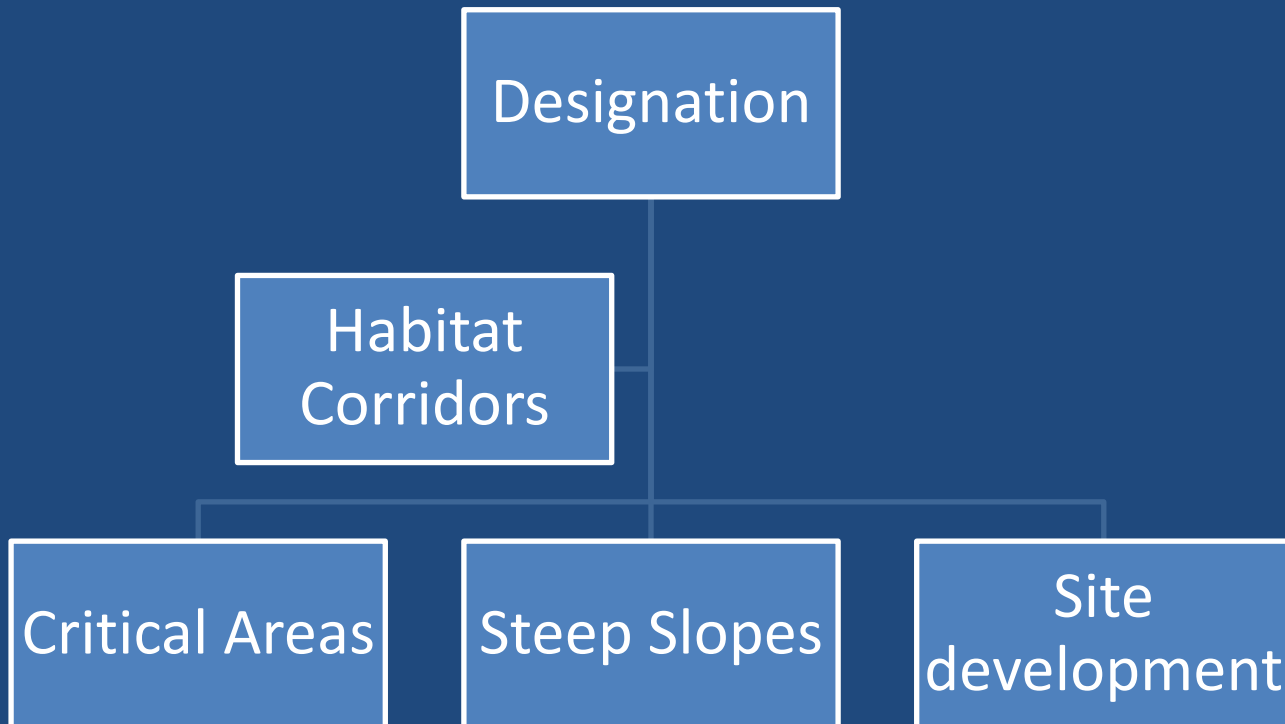
# Parks and Open Space

Conserve and enhance open, natural and improved areas valuable for their environmental ,recreational, green infrastructure and scenic character and the benefits they provide.

Encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation.

As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.

# Parks and Open Space



# Recommendation

Initially – start with adopted Parks and Open Space System Map

- Habitat corridors
- Park and Recreation Lands

Overlap with Shoreline: Show Shoreline

Overlap with MUC or PRD: Show Parks and Open Space

Other items for potential inclusion:

\*Private Golf Courses

# Implication

- Consistency between designation map and OSHRP
- Not recommending a “Park and Open Space” zoning category at this time
- But, potential site development standards for both critical areas and habitat corridors
  - Vegetation retention
  - Impervious surface limitations
  - Shoreline Code provides good foundation



# Recreational Marijuana

Permanent Regulations

City of Tacoma

Planning & Development Services Department

## PLANNING COMMISSION PUBLIC HEARING

Comments due by Friday, Dec. 5<sup>th</sup> at 5:00 p.m.

# Initiative 502 (November 2012)

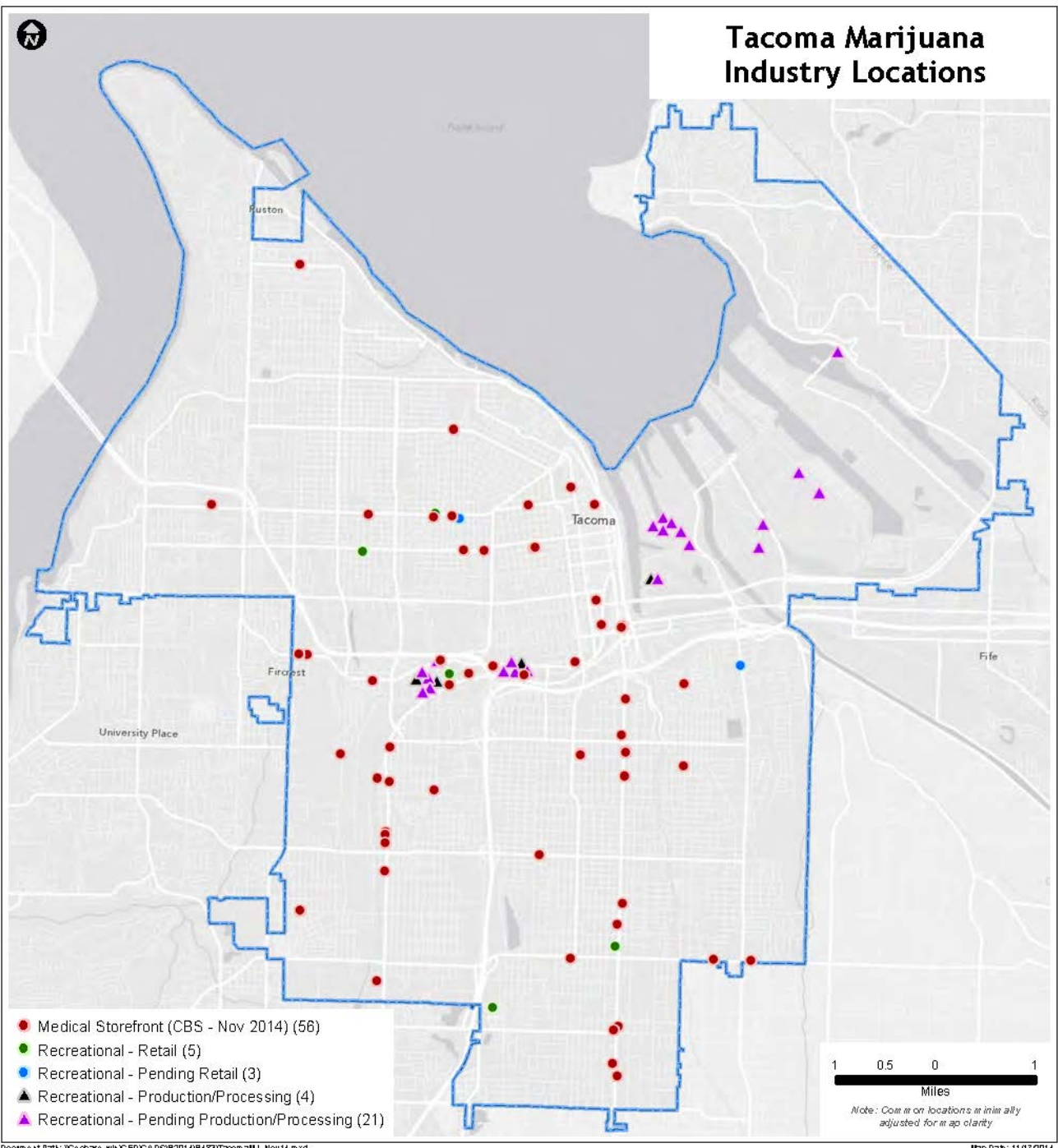
- **Decriminalized possession**
- **Recreational Marijuana:**
  - Production
  - Processing
  - Retail Sales
- **WSLCB Rules:**
  - Licensing Program
  - Protection of Sensitive Uses
  - Security/Tracking, Advertising, Quality Control, State Taxation



# MARIJUANA FACILITIES

Facility	Collectives	State Licensed	Other/Dispensary
Definition	<ul style="list-style-type: none"> <li>✓ 3-10 qualifying patients</li> <li>✓ 15 plants/patient, or 45 plants total</li> <li>✓ 24 oz. useable cannabis per patient, or 72 oz. total</li> </ul>	<ul style="list-style-type: none"> <li>✓ Recreational producers, processors and retailers per RCW 69.50</li> </ul>	<ul style="list-style-type: none"> <li>✓ Growing and/or selling amounts greater than permitted for collectives</li> <li>✓ No state license</li> <li>✓ Not compliant with collective garden restrictions</li> </ul>
Regulations	<ul style="list-style-type: none"> <li>✓ Illegal</li> <li>✓ May have affirmative defense under RCW 69.51A</li> </ul>	<ul style="list-style-type: none"> <li>✓ Per RCW 69.50 and WAC 314-55</li> </ul>	<ul style="list-style-type: none"> <li>✓ Illegal</li> <li>✓ No regulations</li> </ul>

# Tacoma Marijuana Industry Locations



# Council Direction On Marijuana Enforcement

## ❖ Shut down all unlicensed marijuana operations

- Send letter to all unlicensed marijuana operations that they have 90 days to shut down
- If not closed, use summary suspension process through Tax and License
- Hearing to be held within three business days
- Cannot operate while any appeal pending

# RECREATIONAL MARIJUANA Interim Regulations

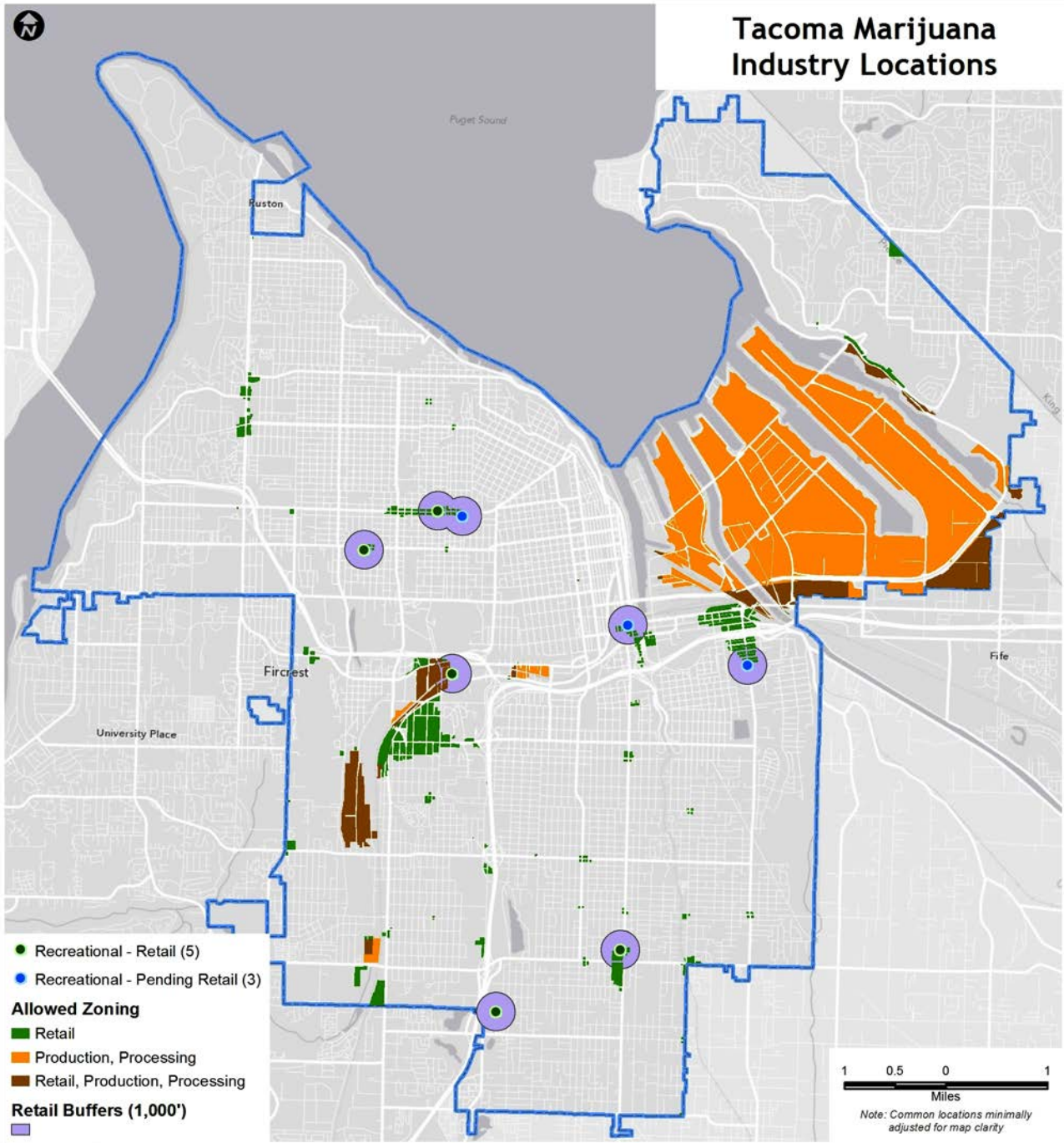
- ❖ Adopts state standards and definitions
- ❖ Establishes locations for marijuana businesses:
  - Producers/processors – intensive industrial zones;
  - Retailers – most commercial, mixed-use, industrial, downtown;
  - Prohibited within 1,000 feet of public parks, playgrounds, community centers, libraries, child care centers, schools, game arcades, public transit centers;
  - Retail prohibited within 1,000 feet of correctional facilities, court houses, drug rehab, substance abuse and detox facilities;
- ❖ Standards on odor controls, size, hours of operation, display, signage and advertisement.

# RECREATIONAL MARIJUANA

## Potential Modifications Considered

- ❖ Clarify Applicability
  - Newly-licensed businesses must comply with all standards
- ❖ Further Limit Hours of Operation
  - Sun-Thurs: 10 am to 9 pm; Fri-Sat: 10 am to 10 pm
- ❖ Address Concentration
  - New retail uses prohibited within 1,000 feet of existing one
- ❖ Establish New Local Review Process
  - Confirmation of conformance with local standards
  - Coordinate City review and enforcement
  - Provide public notification of proposed retail uses
  - Authority to deny based on noncompliance with City Code

# Tacoma Marijuana Industry Locations



# Public Input Summary

- Key issues:
  - Medical marijuana storefronts (number, concentration, not only serving medical needs, affect on recreational marijuana businesses)
  - Concerns about limiting access to medical
  - For/against 1000 foot retail distribution requirement
  - Apply 1000 foot distribution to existing 8 retailers
  - For/against limiting retail hours
  - City review process (internal discussions)
  - Opposed to legalized marijuana
  - Allow production/processing in light industrial zones
  - Apply buffers religious uses

# Next steps

Ongoing – stakeholder outreach

Dec 2<sup>nd</sup> – Council COW on medical enforcement strategy

Dec 3<sup>rd</sup> – Public Hearing

Dec 5<sup>th</sup> – Public Comments due

Dec 17<sup>th</sup> – Planning Commission Recommendation to Council

