



PRESENTATIONS and HANDOUTS

Regular Meeting on April 5, 2017

- 1. Correctional Facilities Interim Regulations**
(PowerPoint Slides, for Discussion Item D-1)
- 2. Code Cleanups (an Application for 2017-2018 Amendment)**
(PowerPoint Slides, for Discussion Item D-2)
- 3. Planning Work Program for 2016-2018 – Mid-Term Adjustment**
(PowerPoint Slides, for Discussion Item D-3)



Correctional Facilities Interim Regulations

Planning and Development Services

Planning Commission

April 5, 2017



Agenda / Objectives

- Review the Interim Regulations
(Ordinance No. 28417, March 7, 2017)
- Begin to Develop Findings of Fact and
Recommendations



Legislative Process for Interim Regulations (TMC 13.02.055)

1. Initiate (or Enact) Interim Regulations
2. Conduct Public Hearing within 60 days
3. Review Findings of Fact and Recommendations by the Planning Commission
4. Confirm, Repeal, or Modify Interim Regulations
5. Extend Interim Regulations (*if needed*)
6. Develop and Adopt Permanent Regulations

Summary of Ordinance #28417

- **Modify definition of “correctional facility” to differentiate public and private ones**
- **Prohibit private correctional facilities**
- **Prohibit public correctional facilities in multifamily and light-industrial zones**
- **Require CUP for public correctional facilities**
- **Notes:**
 - Effective for 6 months (3/7/17 – 9/6/17)
 - Amending TMC 13.06, Sec. 100, 200, 300, 400 & 700

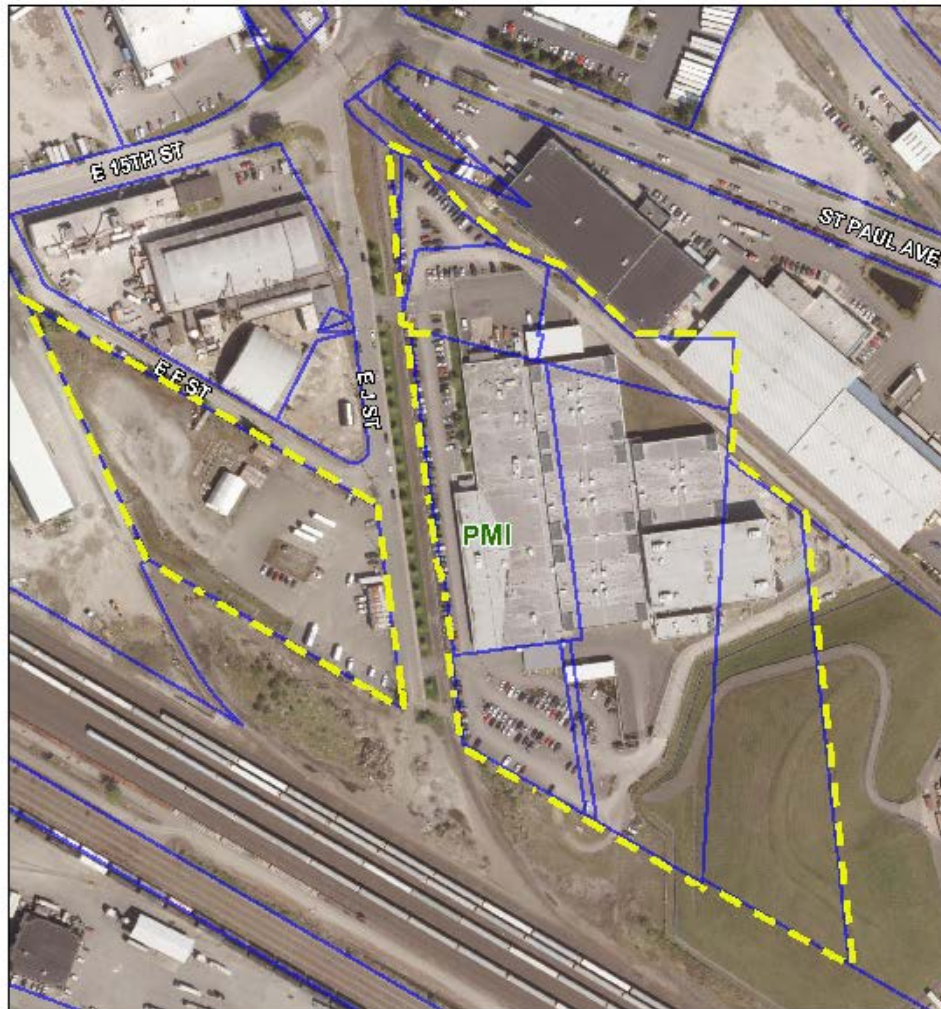
Intent of Ordinance #28417 (Recitals)

- Achieve land use compatibility
- Enhance notification and outreach
- Prevent expansion of existing private facilities
- Improve regulations for correctional facilities
- Protect public health, safety, property and peace

Findings of Fact

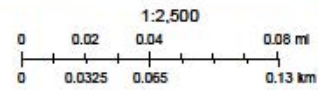
- **City Council's legislative intent**
- **Existing Facilities and the Effect:**
 - Northwest Detention Center
 - Pierce County Jail
 - Pierce County Juvenile Detention Center (Remann Hall)
- **Nonconforming Use:**
 - Expansions allowed, but limited, and subject to approval
- **Questions for the Commission:**
 - Are there any additional findings?
 - Should the interim regulations be modified regarding nonconforming use and/or other aspects?
 - Do you support the interim regulations?

Northwest Detention Center Parcels



March 10, 2017

- | | | | |
|--|--------------------------|--|--------------------|
| | Tacoma City Boundary | | Building Only |
| | Street Names | | Condominium |
| | Zoning | | Lease Hold |
| | Parcels (All categories) | | Tax Purpose Only |
| | Airspace Condominium | | Undivided Interest |
| | Base Parcel | | |

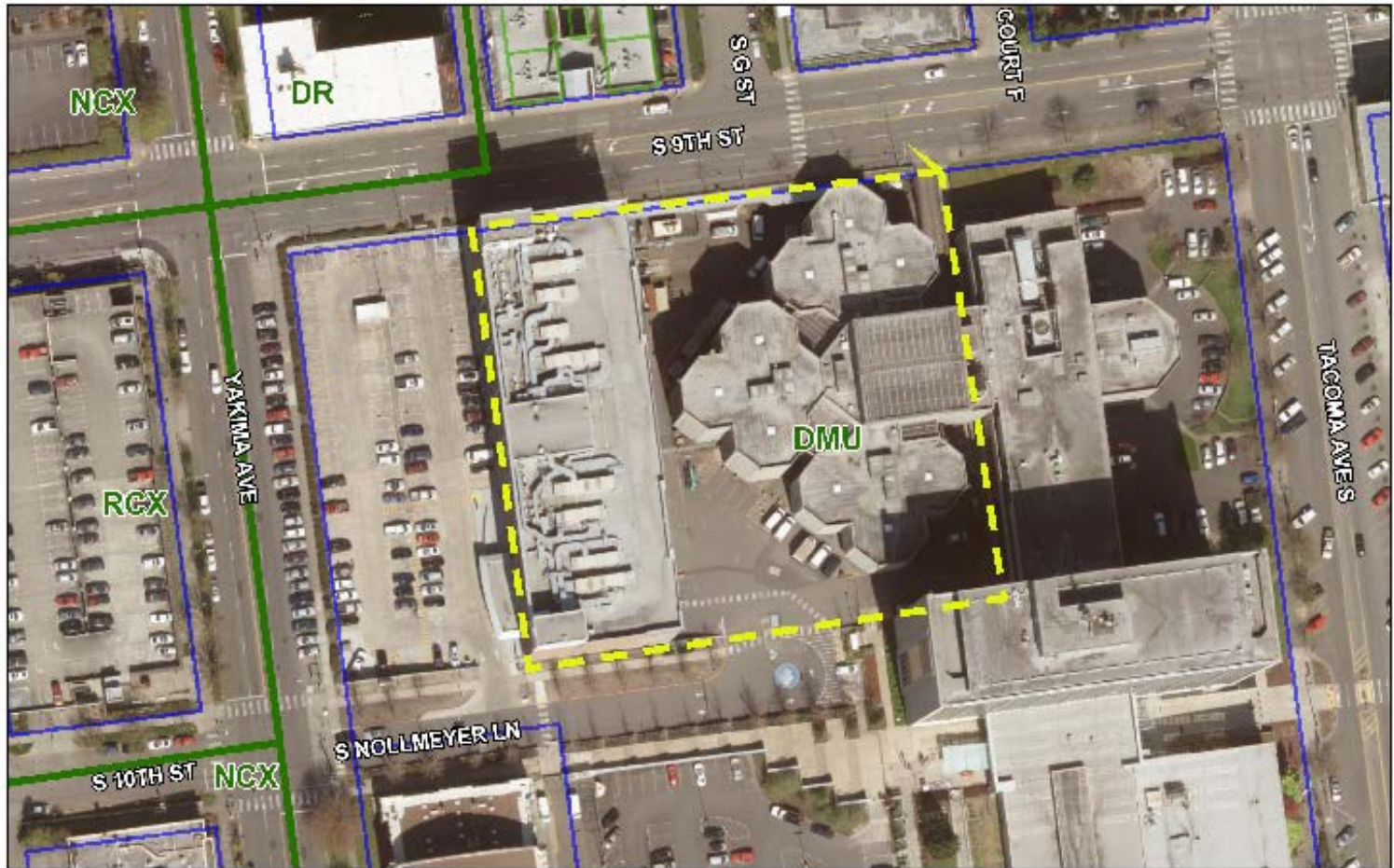


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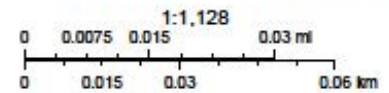
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Pierce County Jail



March 23, 2017



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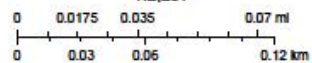
Remann Hall



March 10, 2017

1:2,257

- | | | | |
|---|----------------------|---|--------------------|
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Work Plan – Scope of Work for Permanent Regulations

- **Essential Public Facilities:**
 - Difficult to site (airports, solid waste handling facilities, correctional facilities, etc.)
 - Subject to additional, specific provisions in State law
 - What about private correctional facilities?
- **Conditional Use Permit:**
 - Is the process appropriate for the significance of correctional facilities?
- **Clarification:**
 - Note on “side yards” no longer applicable.
- **Question for the Commission:**
 - Are there any other issues that should be considered?

Work Plan – Duration of Interim Regulations

- **6-month Timeline:**

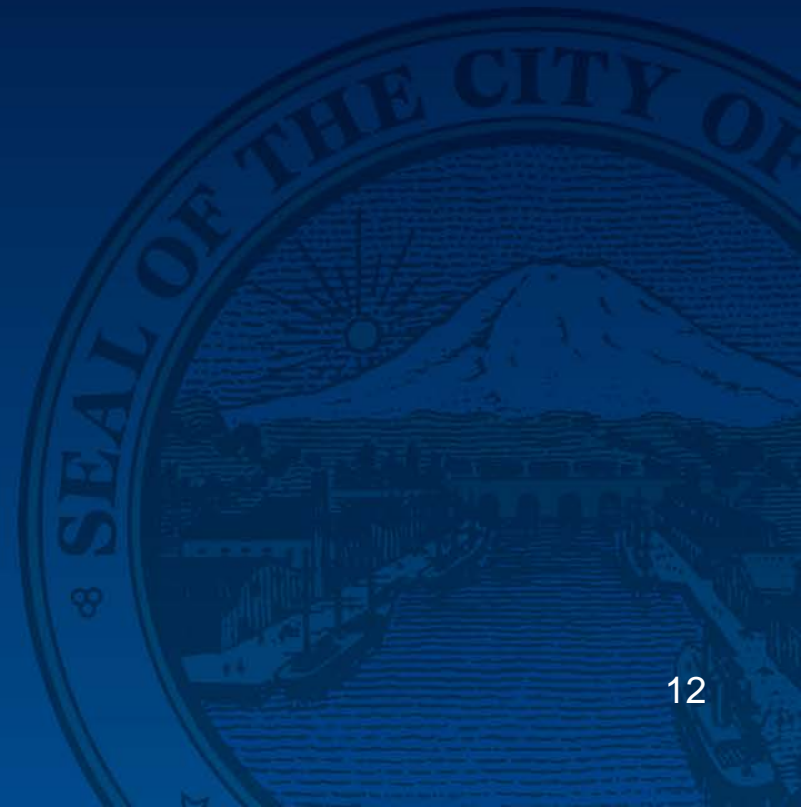
Date	Event
Mar 7	Interim regulations enacted
Apr 5 & 19	Commission findings of fact and recommendations
Apr 25	Council public hearing
May 3 & 17 Jun 7 & 21	Commission develops draft permanent regulations
Jul 19	Commission public hearing
Aug 2	Commission recommendation
Aug 22	Council public hearing
Aug 22 & 29	Council adoption of permanent regulations
Sep 6	Interim regulations expire

- **Questions for the Commission:**

- Is the 6-month duration appropriate?
- Would the interim regulations need to be extended?

Next Steps

- **April 19: Planning Commission Findings of Fact and Recommendations Report**
- **April 25: City Council Public Hearing**



Code Cleanups

(An Application for 2017-2018 Amendment)

Planning and Development Services

Planning Commission

April 5, 2017



Scope of Work

- **Types of Cleanups:**
 - Updating Information
 - Addressing Inconsistencies
 - Correcting Errors and References
 - Clarifying Intent and language
- **Policy Discussion – generally not**
- **Sources of Issues – staff, customers, community**
- **Expected Outcomes – improved administrative efficiency and enhanced customer service**

Potential Issues

- A.** Landscaping Requirements
- B.** Parking Requirements
- C.** Breweries
- D.** Other Issues



Issues and Approaches

A. Landscaping Requirements

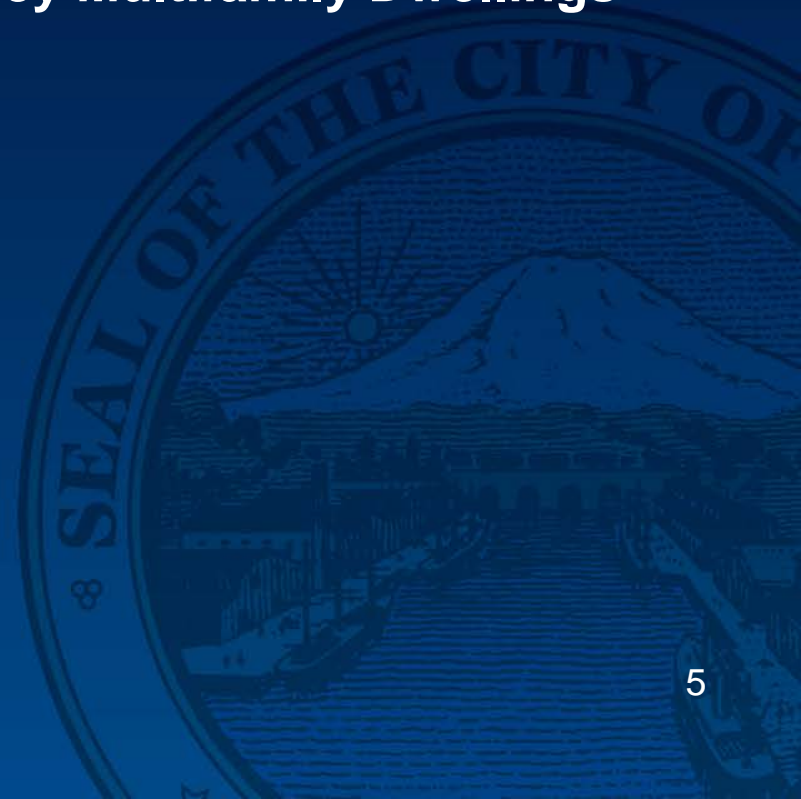
- Landscaping Screening and Buffer
- Landscaping Buffer Interruption
- Landscape Type B
- Street Tree for Small Lot



Issues and Approaches

B. Parking Requirements

- Off-Street Parking for Townhouses
- Off-Street Parking for Efficiency Multifamily Dwellings
- Reduced Parking Area (RPA)



Issues and Approaches

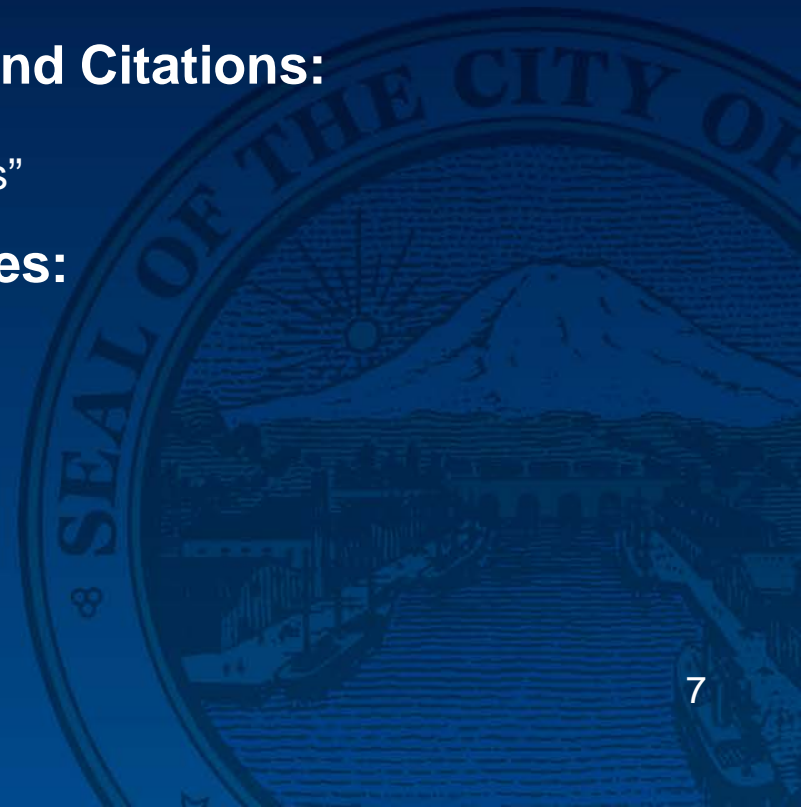
C. Breweries

- Need to clarify levels, size limits and zones allowed for different types of breweries
- Consider aligning with State's tiers for breweries
- Note:
This issue may require more extensive analysis than other Code Cleanups issues.

Issues and Approaches

D. Other Issues

- **Expanding Applicability:**
 - 1,000-ft Notification
 - Design review for projects adjacent to designated landmarks
- **Fixing Incorrect References and Citations:**
 - “Land Use Administrator”
 - “Temporary homeless camp permits”
- **Exploring Alternative Measures:**
 - Lot Size Averaging
 - Rezone Modification



Feedback

- Issues ready for technical analysis?
- Modifications to any issue/approach?
- Additional issues?

Next Steps

- April-May: Finalize the scope of work
- May-June: Add to the 2017-2018 Amendment package for assessment by the Planning Commission
- June: Technical analysis begins

Planning Work Program 2016-2018 Mid-Term Adjustment

Planning and Development Services

Planning Commission

April 5, 2017



Presentation Outline

- **Planning Work Program for 2016-2018**
- **Mid-Term Adjustment:**
 - **Need and Purpose**
 - **Options**
 - **Process**



Planning Work Program

- **Code Requirements (TMC 13.02.040.L) :**
 - “To develop work program.....in consultation with the City Council.....”
- **Planning Work Program for 2016-2018:**
 - Approved by the Planning Commission on July 20, 2016 as part of the Annual Report for 2015-2016
 - Modified and approved by the Council’s Infrastructure, Sustainability and Planning Committee (IPS) on September 28, 2016

Planning Work Program (as approved)

A. 2017-2018 Amendment – including:

- Private Applications
- Proactive Rezones (Land Use Implementation)
- Commercial and Institutional Zoning Update
- Downtown Plan Integration
- JBLM Joint Land Use Study
- Open Space Corridors

B. On-Going and Emerging Issues – including:

- Tacoma Mall Neighborhood Subarea Plan
- Residential Infill Pilot Program
- Unified Development Code
- Community Outreach and Joint Meetings with Citizens Groups

C. Regional and Cross-Jurisdictional – including:

- Sound Transit & Hilltop Links to Opportunity Project
- Port/Tideflats Area Land Use
- Puget Sound Regional Council
- Pacific Avenue BRT

Mid-Term Adjustment – Why?

- **Private Applications**

- 2018-01: 6th Avenue Rezone (Car Wash)
- 2018-02: Outdoor Tire Storage
- 2018-03: South 80th Street Rezone (PDB)
- 2018-04: NE Tacoma Buffer Downzone
- 2018-05: Design Review in Mixed-Use Centers
- 2018-06: VSD Building Height Measurement

- **Council Requests**

- **On-Going and Emerging Priorities**

Mid-Term Adjustment – Why?

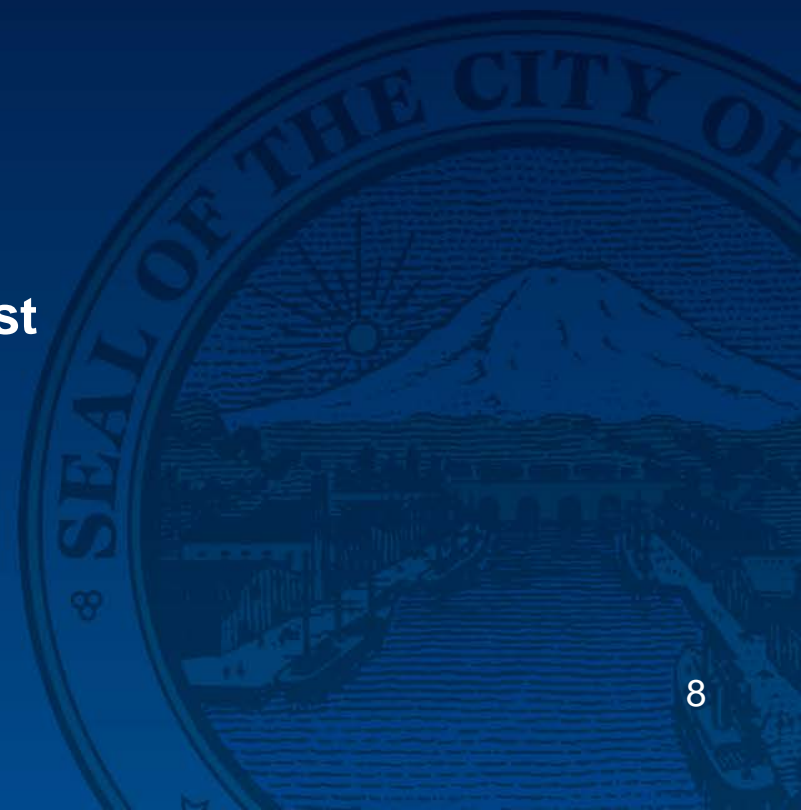
- **Private Applications**
- **Council Requests**
 - Correctional Facilities Interim Regulations
 - Container Port Element Implementation
 - Port/Tideflats Area Subarea Plan
 - Urban Design Studio
 - Expanded Notification for Large Industrial Projects
 - Others?
- **On-Going and Emerging Priorities**

Mid-Term Adjustment – Why?

- **Private Applications**
- **Council Requests**
- **On-Going and Emerging Priorities**
 - Open Space & Steep Slopes
 - Homeless Encampments
 - Shoreline Master Program Periodic Review
 - Mixed-Use Center Implementation
 - Residential Infill Pilot Program II
 - Sign Code Update
 - Historic Demolition Review
 - Regional and Cross-Jurisdictional Planning Issues

Adjustment – Considerations

- **Consolidation**
- **Prioritization**
 - **Council Requests**
 - **Private Applications**
- **Phasing**
 - **Focus on critical elements first**
- **Timing**



Adjustment – An Option

- **Track 1: Off-Cycle** (by December 2017)
 - Correctional Facilities Interim Regulations
 - Tacoma Mall Subarea Plan
- **Track 2: 2018 Amendment** (June 2018)
 - Council’s Requests (Container Port Element, etc.)
 - Private Applications
 - Some Public Applications (JLUS, Code Cleanups, etc.)
 - Residential Area-wide Rezones, UDC, Residential Infill Pilot Program, Demolition Review, etc.
- **Track 3: 2019 Amendment** (June 2019)
 - Port/Tideflats Subarea Plan
 - Shoreline Master Program
 - Proactive Rezones (Commercial, Institutional)
 - Open Space Corridors, Downtown Plan Integration, Urban Design Studio, Residential Infill Pilot Program, Sign Code Update, etc.

Mid-Term Adjustment – Process

- **April 5:** PC – Work Program Introduction
- **May:** PC – Work Program Recommendation
- **May:** IPS – Review of Work Program
- **June:** PC – Annual Report for 2016-2017
- **July:** IPS – Review of PC Annual Report
- **Jun-Aug:** Community Outreach