



## **PRESENTATIONS and HANDOUTS**

**Meeting on April 4, 2018**

- 1. Public Hearing – 2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code**  
(PowerPoint Slides, for Discussion Item D-1)





An aerial photograph of a city, likely Salt Lake City, Utah, featuring a prominent snow-capped mountain (Mount Olympus) in the background. The city's skyline is visible, including several high-rise buildings. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the main title. Below the blue band is a semi-transparent yellow horizontal band containing the subtitle. The overall image has a teal/cyan color cast.

# 2018 AMENDMENTS

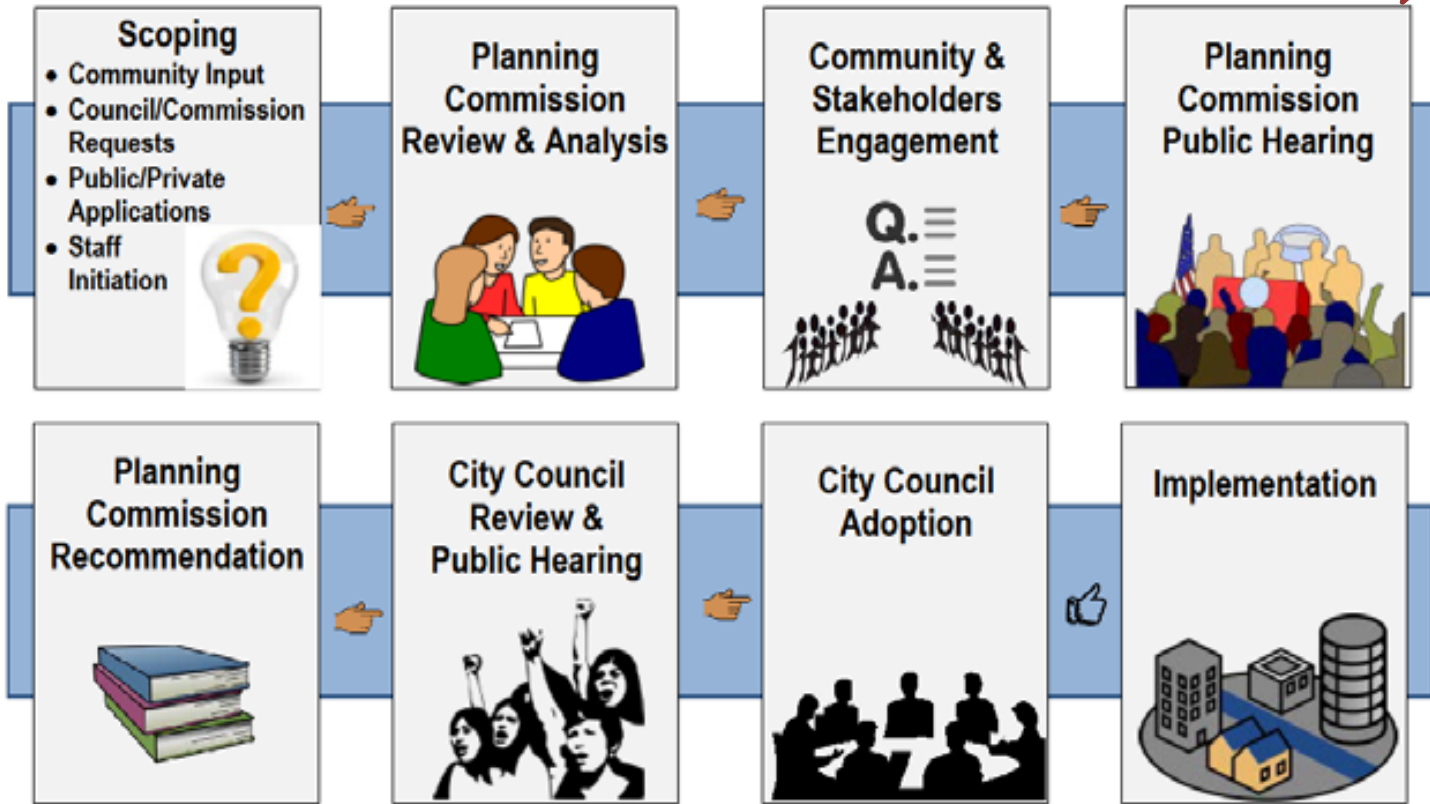
TO THE COMPREHENSIVE PLAN  
AND LAND USE REGULATORY CODE

# PUBLIC HEARING

- Amendment Process
- Summary of Applications
- Public Notice
- How to Provide Comments

# AMENDMENT PROCESS

We're here



# NEXT STEPS/SCHEDULE

- April 6 – Public Comment Closes
- May – Planning Commission Recommendation to Council
- May to June – City Council review and adoption

# APPLICATIONS

Application	Amendment Type	Applicant
Car Wash Uses in NCX	Code	Private
Vehicle Service and Repair: Outdoor Storage	Code	Private
S 80 <sup>th</sup> Street Rezone	Plan and Code	Private
C-2 VSD Height Methodology	Code	Private
Transportation Master Plan	Plan	Public
Open Space Corridors	Code	Public
Code Cleanups	Code	Public



# SEPA REVIEW

- Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures,
- Preliminary Determination of Environmental Non-significance was issued on March 1, 2018 (SEPA File Number LU18-0068)
- Unless modified as a result of comments, the preliminary determination will become final on April 13, 2018.



# PUBLIC NOTIFICATION

- Public Notice – Over 7000 recipients
- Library
- News Media
- Social Media
- 60-Day Notices
- Tribal Consultation Letter
- Community Meetings



## PUBLIC HEARING 2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

### Planning Commission Public Hearing

Wednesday, April 4, 2018  
5:30 p.m.

City Council Chambers  
Tacoma Municipal Building  
747 Market Street, 1<sup>st</sup> Floor

### Informational Session with Planning Staff

Wednesday, March 28, 2018,  
5:30 – 7:00 p.m.

City Council Chambers  
Tacoma Municipal Building  
747 Market Street, 1<sup>st</sup> Floor

### PROPOSED AMENDMENTS:

The proposed amendments for 2018 include the following seven (7) applications. A summary of the amendments can be found on the Planning Division's website at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) or at [www.cityoftacoma.org/2018Amendments](http://www.cityoftacoma.org/2018Amendments).

#### Car Wash Uses in Neighborhood Centers



Staff Contact:  
Lihuang Wung,  
Senior Planner,  
[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

This is a private application that would amend TMC 13.06.300 to allow Vehicle Service and Repair uses within the NCX District as a conditional use subject to the conditional use criteria. In addition, the use would be prohibited along the frontage of designated core pedestrian streets. Currently, Vehicle Service and Repair is prohibited in the Neighborhood Commercial Mixed-use District (NCX).

The NCX zoning district comprises the commercial core area for the Narrows, Proctor, Lincoln, McKinley, 6<sup>th</sup> Ave, South Tacoma Way, Stadium, and Hilltop Neighborhood Centers.

#### Vehicle Service and Repair: Outdoor Storage



Staff Contact:  
Stephen Atkinson,  
Principal Planner,  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

This proposal was initiated as a private application to allow outdoor storage associated with vehicle service and repair uses within the C-2 Commercial Zoning District. The following changes are proposed to TMC 13.06.510.E, vehicle service and repair:

- Allow outdoor storage for vehicle service and repair uses in the C-2 District, where currently prohibited, with limitations along street frontages.
- Require screening for outdoor storage in C-2, M-1, and M-2 Districts.
- Prohibit outdoor storage in the UCX Zoning District.

# HOW TO COMMENT

- Public Review Materials:  
[www.cityoftacoma.org/2018Amendments](http://www.cityoftacoma.org/2018Amendments)
- E-Mail: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- Letter to:  
Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402