



PRESENTATIONS and HANDOUTS

Meeting on May 2, 2018

- 1. 2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code**
(PowerPoint Slides, for Discussion Item D-1)
- 2. 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code**
(PowerPoint Slides, for Discussion Item D-2)



An aerial photograph of a city, likely Salt Lake City, Utah, featuring a prominent snow-capped mountain (Cottonwood Canyon Overlook) in the background. The city's urban landscape, including various buildings and parking lots, is visible in the foreground and middle ground. A semi-transparent blue horizontal band is overlaid across the center of the image, containing the main title text. Below this band, a semi-transparent yellow horizontal band contains the subtitle text. The overall color palette is muted, with a teal/cyan tint.

2018 AMENDMENTS

TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE

AGENDA

1. Action Requested:

- Recommend Amendments to the City Council
- Finalize the Findings and Recommendations
- Recommendation Letter

PRELIMINARY RECOMMENDATIONS

Application	Amendment Type	Preliminary (from April 18)
Car Wash Uses in NCX	Code	NOT Recommended
Outdoor Storage	Code	Recommended
S 80 th Street Rezone	Plan, Code, Rezone	Recommended
C-2 VSD Height Methodology (Option 2 – Hybrid)	Code	Recommended
Transportation Master Plan	Plan	Recommended
Open Space Corridors	Code	Recommended
Cleanups	Plan, Code	Recommended

RECOMMENDATION

- Exhibits – full package
- Findings and Recommendations
- Letter of Recommendation



2019 AMENDMENTS

TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE

BACKGROUND

1. Amendment Process – Public Initiatives
2. Phases –
 - Assessment
 - Options Analysis
 - Plan and Code Amendments
 - Public Review and Recommendation
3. Prior work programs and work program updates.

ASSESSMENT CRITERIA

- The request is legislative and subject to Planning Commission review;
- If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into;
- If the amount of analysis is reasonably manageable given the workloads and resources of the Department and the Commission – the amendment may be scaled, studied in phases, delayed, or declined.

APPLICATIONS

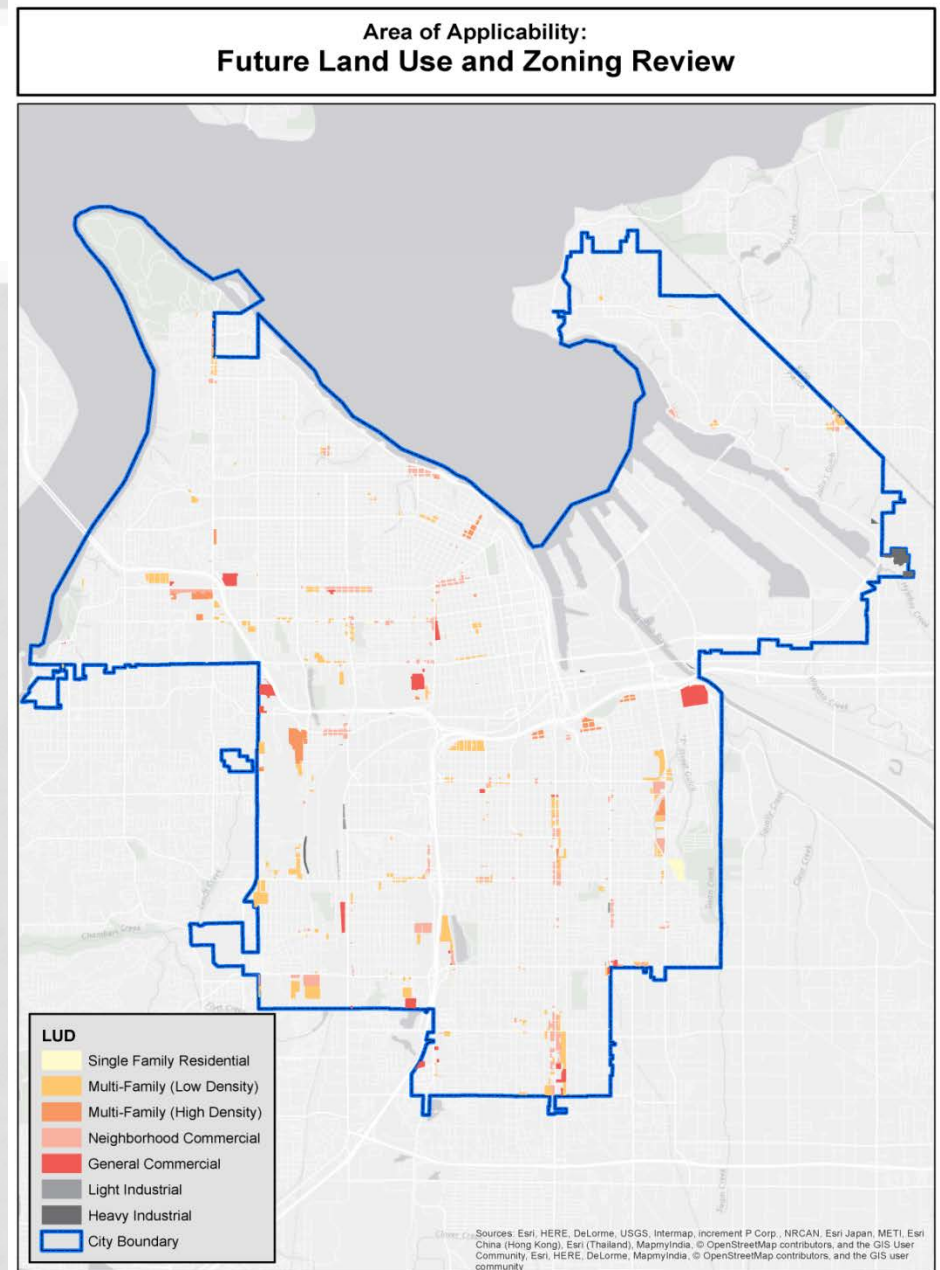
Application	Amendment Type
1. Future Land Use Implementation and Area-wide Rezone	Plan and Code
2. Commercial Zoning Update	Plan and Code
3. Shoreline Master Program Periodic Review	Plan and Code
4. JBLM Accident Potential Zone II	Code
5. Open Space Phase II - Geohazards	Code
6. Historic Preservation Code Improvements	Code
7. Minor Amendments	Plan, Code

1. FLUM IMPLEMENTATION

- **Purpose:** To improve the consistency between the FLUM and implementing zoning.
- **Background:** Multi-phase process, since 2013
- **Objectives:** Addresses inconsistencies; responds to changing circumstances; Enhance compatibility with planned land uses; Enhances neighborhood quality.
- **Policy Support:** Policies directly support the project.

1. FLUM IMPLEMENTATION

- **Area of Applicability:**
Citywide
 - <https://wspdsmap.cityoftacoma.org/website/FLUM/>
- **Public Outreach:**
 - Citywide,
 - Taxpayer notification,
 - Map app,
 - Social Media,
 - Neighborhood Councils
 - Puyallup Tribe



1. FLUM IMPLEMENTATION

- **Approach and Options**
 - Zoning options
 - Policy flexibility
 - Site rezones
 - Issue specific approaches:
 - Split Zoning
 - Existing nonconforming uses
 - Planned Residential Developments
 - Prior site rezones
 - 20-minute neighborhoods

1. FLUM IMPLEMENTATION

Assessment:

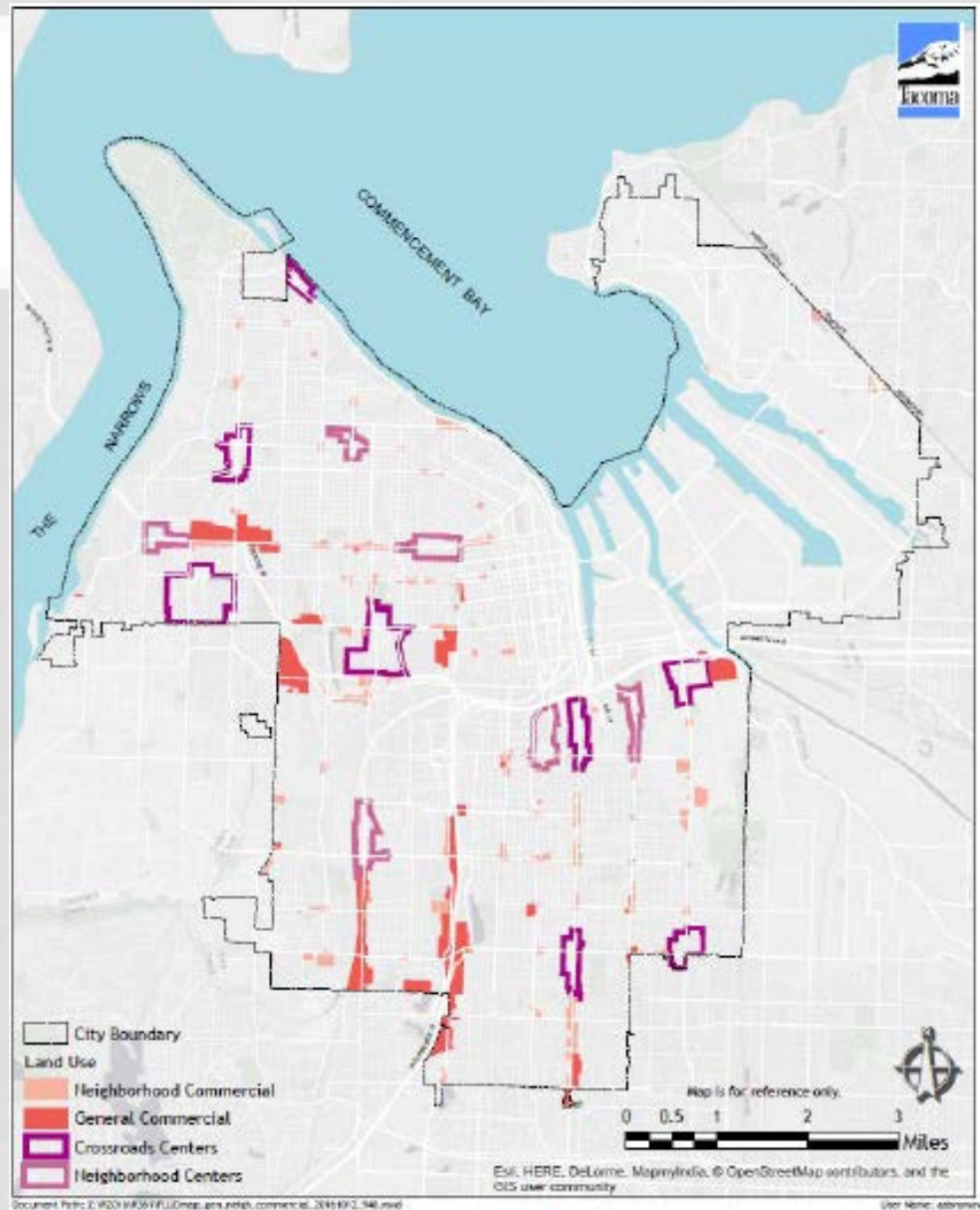
- The project is legislative and properly subject to Planning Commission review;
- There are no other initiatives that the full scope can be incorporated into;
- The work is significant and there are scope and phasing options:
 - Pacific Avenue TOD
 - Commercial Zoning Update

2. COMMERCIAL ZONING UPDATE

- **Purpose:** Amend the General and Neighborhood Commercial Zoning Districts to implement design and development policies.
- **Background:** 2015 Comprehensive Plan update; significant length of time since last comprehensive review.
- **Objectives:** Addresses inconsistencies; responds to changing circumstances; Enhance compatibility with existing and planned land uses; Enhance neighborhood quality.
- **Policy Support:** Design and development, transitions and off-site impacts, parking, commercial centers.

2. COMMERCIAL ZONING UPDATE

- **Area of Applicability:**
 - City wide, T, C-1, C-2 and PDB zoning districts
- **Public outreach:**
 - Preferential surveys,
 - Farmers markets;
 - Walking tours could be particularly effective;
 - Consult with the Puyallup Tribe
 - Non-English speaking communities



2. COMMERCIAL ZONING UPDATE

Scope and Options:

- Existing conditions analysis;
 - Code audit;
 - Development Scenario Review;
 - Recommended Zoning Framework;
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- Apply the Framework through code amendments, plan amendments and area-wide rezones.

2. COMMERCIAL ZONING UPDATE

Assessment:

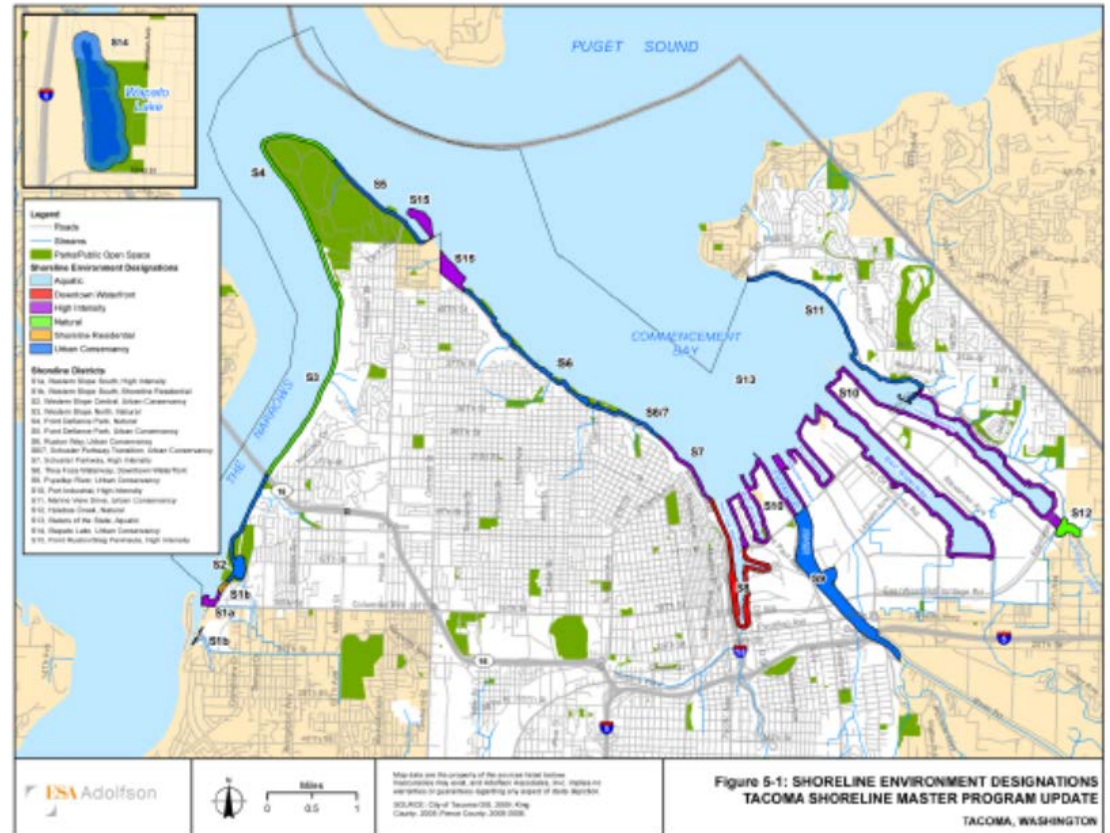
- Legislative and properly subject to Planning Commission review;
- The project proposal is in part a companion to the FLUM implementation. However, it is not reasonable to integrate the project entirely within the FLUM implementation.
- The amount of analysis is significant and may require some professional services budget.
 - The project could be phased: Complete the framework and analysis in 2019 and apply it in 2020.

3. SHORELINE MASTER PROGRAM

- **Purpose:** Conduct the Periodic Review as required.
- **Background:** SMP was approved in 2013; minor amendments since; developed in accordance with Shoreline Management Act; required to conduct periodic review.
- **Objectives:** Addresses inconsistencies; responds to changing circumstances.
- **Policy Framework:** Protect the statewide interest; Preferred uses; No Net Loss

3. SHORELINE MASTER PROGRAM

- **Applicability:**
 - 200' from OHWM
 - All Shorelines of Statewide Significance
- **Public outreach:**
 - General public
 - Taxpayers
 - Puyallup Tribe
 - Port of Tacoma
 - Metro Parks
 - State interest lists



3. SHORELINE MASTER PROGRAM

- **Scope and Options:**
 - Ensure the SMP complies with applicable laws and guidelines
 - Completed the State Checklist
 - Consistency with Comprehensive Plan and Development Regulations
 - Policies pertaining to Sea Level Rise and Climate Change
 - Review Open Space Corridors amendments
 - Changes local circumstances/new information
 - Ruston Way planning
 - Wapato Lake
 - Base Flood Elevations and Development Height
 - Code cleanups

3. SHORELINE MASTER PROGRAM

Assessment

- The proposal is legislative and properly subject to Planning Commission review.
- The proposal is related to the Open Space Corridors Phase II project, but cannot be consolidated into another project. Some issues and review are appropriate to consolidate into the Tideflats Subarea Plan.
- The workload is reasonably manageable and primarily limited to minor amendments. However, there are some related initiatives that may impact the review. Extensive public outreach may be needed to support this effort.

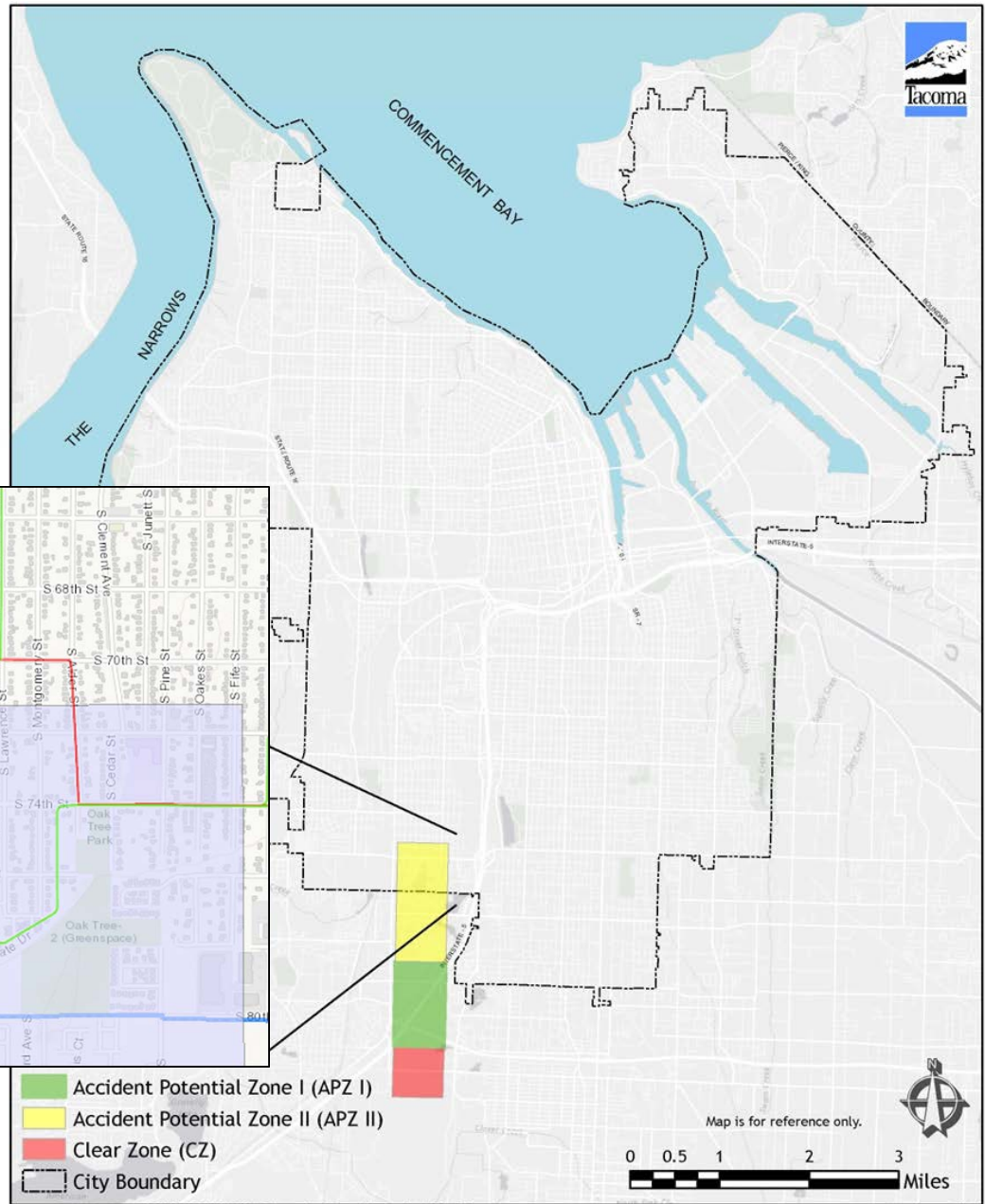
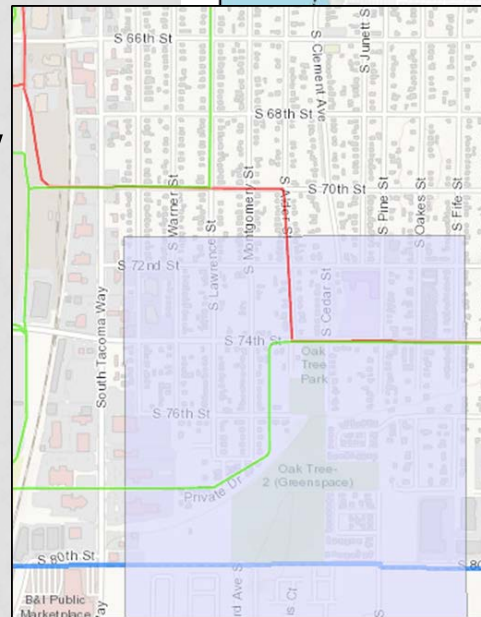
4. JLUS APZII OVERLAY

- **Purpose:** Develop an Airport Compatibility Overlay Zone to implement the recommendations of the Joint Land Use Study and the Accident Potential Zone II.
- **Background:**
 - Joint Base Lewis-McChord (JBLM) Joint Land Use Study (JLUS)
 - Recommendation to reconcile land use with risk associated with Accident Potential Zones Tacoma – APZ II
- **Objectives:** Address inconsistencies between the Plan and Code; Maintain or enhance compatibility with existing and planned land uses and development patterns.
- **Policy Support:** One Tacoma Plan policies directly support the application.

4. JLUS APZII OVERLAY

Area of Applicability:

- South Tacoma Way
- S. 72nd Street
- S. Fife Street
- S.80th Street/City



4. JLUS APZII OVERLAY

Scope and Options:

- Preferred: Airport Compatibility Overlay – an overlay that will modify development patterns and standards of the underlying zoning in parcels impacted by the Accident Potential Zone II.
- Other alternatives:
 - Changes to use table of parcels impacted by APZ II
 - Downzone of parcels in APZ II

4. JLUS APZII OVERLAY

Assessment:

- This item is legislative and subject to Planning Commission review.
- This amendment is not covered by a recent project, but needs to be completed to complement other projects (S 80th).
- The amendment, as proposed, is properly scoped and within staff workload and resources to complete during the 2019 amendment cycle.

5. OPEN SPACE CORRIDORS – PHASE 2

- **Purpose:** Evaluate and apply the Best Available Science to protect life and property and to increase certainty for property owners and the community.
- **Background:** This is a continuation of code amendments resulting from the adoption of the One Tacoma Plan and policies pertaining to Open Space Corridors and critical areas protections.
- **Objectives:** This is responsive to the objectives identified in TMC 13.02.
- **Policy Support:** One Tacoma Plan policies directly support the application.

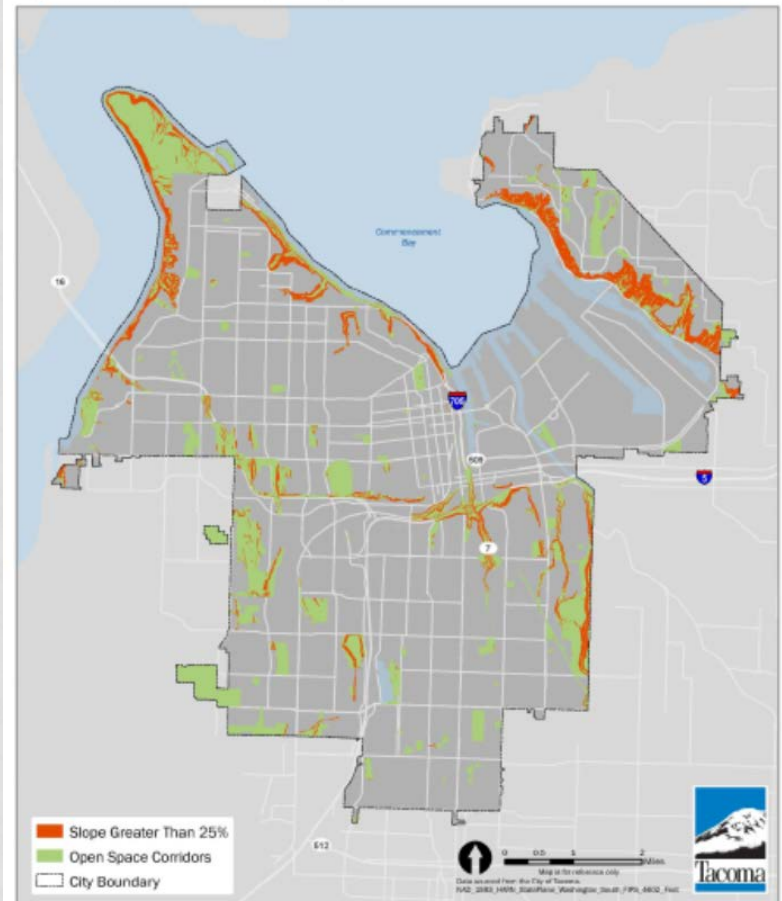
5. OPEN SPACE CORRIDORS – PHASE 2

- **Area of Applicability**
 - Citywide
 - Landslide and erosion hazard areas
 - Predominantly located within Open Space Corridors
- **Public Outreach:**
 - Code users
 - Property owners
 - General public
 - State agencies
 - Metro Parks

City of Tacoma

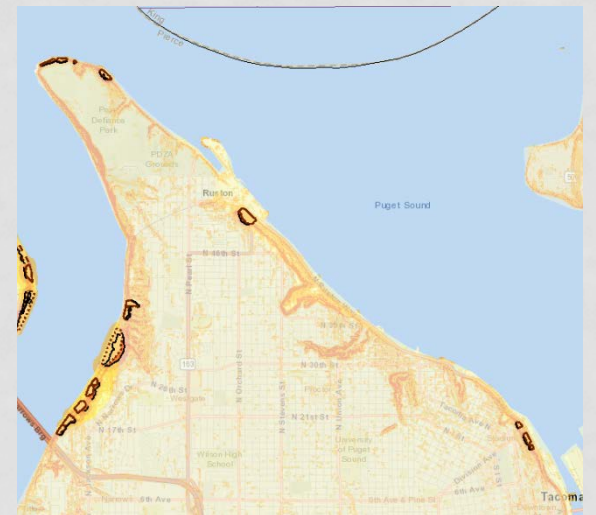
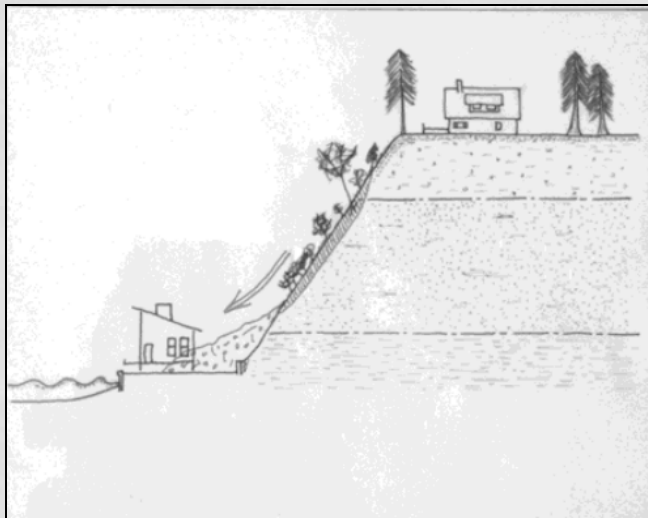
November 2017

Open Space: Steep Slopes



5. OPEN SPACE CORRIDORS – PHASE 2

- **Scope and Options:**
 - Geo-hazards and geo-setbacks
 - BAS for vegetation management
 - Resources and maps
 - Submittal requirements



5. OPEN SPACE CORRIDORS - PHASE 2

Assessment:

- The amendment is legislative and subject to Planning Commission review.
- The current work program does not fully address updates to Geologically Hazardous Areas. The project is related to the Shoreline Master Program, as the specific critical areas are regulated under both TMC 13.10 and TMC 13.11.
- The work is reasonably manageable. The project has been phased to reduce staff resource requirements.

6. HISTORIC PRESERVATION CODE IMPROVEMENTS

- **Purpose:** Improve the effectiveness of the Historic Preservation Program through amendments to demolition review, designation process, Historic Conditional Use Permits.
- **Applicability:** Citywide
- **Background:** Continuation of community discussions, recognition and response to identified code and process issues.
- **Objectives:** Is responsive to the objectives in TMC 13.02.
- **Policy Support:** One Tacoma Plan policies directly support the application.

6. HISTORIC PRESERVATION CODE IMPROVEMENTS

Scope and Options:

- Demolition Review:
 - Historic review for demolition over 4,000 square feet, in MUCs, and affecting National Register Buildings
- Landmarks Code Clean Up:
 - Clarify elements that can be designated (i.e. interior spaces) and make local designations of properties already on the National Register less burdensome
 - Clarify roles of Landmarks Commission and City Council
- Historic Conditional Use Permit
 - Increase the utility of the Historic Conditional Use Permit by considering increasing palette of potential used allowed

6. HISTORIC PRESERVATION CODE IMPROVEMENTS

Assessment:

- These proposed amendments are legislative in nature, as they are amendments to the Municipal Code.
- There are neither recent studies of the same issue, nor plans to address this issue at a future date.
- This is a relatively small permitting change that will affect larger scale commercial projects only, and should not necessitate large or comprehensive analyses or studies.

7. MINOR AMENDMENTS

- Minor Revisions to the Comprehensive Plan and the Tacoma Municipal Code
- Objectives:
 - Keep information current
 - Address inconsistencies
 - Correct errors
 - Clarify intents
 - Enhance language
 - Increase implementation and administrative efficiency
 - Improve customer service
- Scope of Work (Issues): to be determined

REQUESTED ACTION AND NEXT STEPS

- Authorize the release of the application and assessment package for public review and comment;
- Set a public hearing on the Assessment Reports for June 6, 2018 @ 5:30 PM
- Finalize 2019 Amendment Docket – June 20, 2018