PRESENTATIONS and HANDOUTS

Meeting on May 15, 2019

Agenda Items

   (PowerPoint Slides, for Discussion Item C-1)
   Page 3 – 10

2. 2019 Amendments – Public Hearing
   (PowerPoint Slides, for Discussion Item C-2)
   Page 11 – 25

3. Planning Commission Future Agendas
   (PowerPoint Slides, for Agenda Item D)
   Page 26
TACOMA SHORELINE MASTER PROGRAM PERIODIC REVIEW

Planning Commission and Department of Ecology:

Joint Public Hearing
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
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

Tacoma SMP Joint Public Hearing | May 15, 2019
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
• 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
2019 Amendments

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
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
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.”
HISTORIC PRESERVATION CODE AMENDMENTS
HISTORIC PRESERVATION CODE AMENDMENTS

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