



City of Tacoma
Planning Commission

Donald Erickson, Chair
Tina Lee, Vice-Chair
Theresa Dusek
Benjamin Fields
Sean Gaffney
Mark Lawlis
Matthew Nutsch
Erle Thompson
Scott Winship

AGENDA

MEETING: Regular Meeting and Public Hearing
TIME: Wednesday, March 20, 2013, 4:30 p.m.
PLACE: City Council Chambers, Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402

Note Changes in
Starting Time
and Location

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting on March 6, 2013

D. DISCUSSION ITEMS (Public Hearing begins at 5:00 p.m.)

1. Citizen Committee, Board and Commission (CBC) Review

- Continue to review the findings and recommendations of the CBC Review conducted by the City Manager's Office, and provide feedback.
- Lihuang Wung, 591-5682, lwung@cityoftacoma.org

2. Development and Permitting Activity Reports (2nd half of 2012)

- Complete the Review information on building and land use permits from the first half of 2012 and emerging trends in permit activity.
- See "Agenda Item D-2"
- Jana Magoon, 882-9713 or jmagoon@cityoftacoma.org

3. Public Hearing: 2013 Annual Amendment Package

- Conduct a public hearing to receive testimony on the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2013 (or "2013 Annual Amendment") and keep the hearing record open through March 29, 2013 to accept written comments.
- See "Agenda Item D-3"
- Lihuang Wung, 591-5682, lwung@cityoftacoma.org

E. COMMUNICATION ITEMS & OTHER BUSINESS

1. Tentative Agenda for the April 3, 2013 meeting:
 - Open Space Current Use Assessment
 - 2013 Annual Amendment

F. ADJOURNMENT



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Planning and Development Services Department, 747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5056 / www.CityofTacoma.org/Planning



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Planning Commission

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MINUTES (draft)

Time: Wednesday, March 6, 2013, 4:00 p.m.
Location: Room 16, Tacoma Municipal Building North
Present: Donald Erickson (Chair), Tina Lee (Vice-Chair), Theresa Dusek, Sean Gaffney, Mark Lawlis, Erle Thompson, Scott Winship
Absent: Benjamin Fields, Matthew Nutsch

CALL TO ORDER

Chair Erickson called the meeting to order at 4:04 p.m. and declared a quorum present.

Commissioner Sean Gaffney, appointed by the City Council on February 12, 2013, to the "Architecture, Historic Preservation, and/or Urban Design" position, was sworn in by the City Clerk. It was noted that Chair Erickson was also appointed on February 12, to the District No. 2 position, and had been sworn in.

APPROVAL OF MINUTES

The minutes of February 6, 2013 were approved as submitted. The minutes of February 20, 2013 were approved with the following amendment to Discussion Item #2 Annual Amendment #2013-09 Sign Code Revisions: "The Commissioners also discussed the logic and implications of prohibiting feather signs in pedestrian-oriented areas, and suggested that such prohibition be limited to core pedestrian streets and that staff look into allowing such signs for ~~no-property business (such as food cart vendors)~~ [no property line businesses.](#)"

DISCUSSION ITEMS

1. Citizen Committee, Board and Commission Review

Nadia Chandler Hardy, Assistant to the City Manager, and Kathryn Johnston, Management Analyst, presented, with handouts, the key findings and recommendations of the review of the City's Committees, Boards and Commissions. The review was requested by the City Council in December 2012, intended to better understand these groups in terms of their roles and responsibilities, outputs, connection to policy process, staff resources, and limitation of staff resources. Chair Erickson suggested that the Commission be allowed adequate time to review the information and formulate their comments, if any, at the next meeting on March 20, 2013. The Commissioners concurred.

2. South Downtown Subarea Plan and Environmental Impact Statement (EIS)

Ian Munce, Planning Services Division, provided an update on the South Downtown Subarea Plan and Environmental Impact Statement (EIS). He provided an overview of the project's scope and goals, and highlighted some of the proposed actions, including changing Tacoma Dome area zoning to Downtown Mixed-Use, expanding the Reduced Parking Area to all of South Downtown, approving the campus master plan of the University of Washington Tacoma, advancing a \$40 million initiative to rebuild the Brewery District Streets to complete street standards, creating a "Quiet Zone" for trains in the Dome District, and addressing affordable housing objectives recommended by the Affordable Housing Policy Advisory Group and the Puget Sound regional Council. He also indicated that a draft of the South Downtown Subarea Plan and EIS are going to be released in late March 2013 for a formal 30-day public

comment period that will include a public hearing. This public hearing will be separate from the Planning Commission's public hearing which will likely be held in the Fall of this year. The desire is to have the plan reviewed and adopted by the City Council by the end of the year.

COMMUNICATION ITEMS AND OTHER BUSINESS

- (a) The Commission acknowledged receipt of a copy of the letter sent by Chair Erickson to the State Department of Commerce appreciating the opportunity to host the "Regional Short Course on Local Planning" in Tacoma on February 20, 2013.
- (b) Lihuang Wung reviewed the tentative agenda for the next meeting on March 20, 2013, which includes a public hearing concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2013. He also distributed copies of the Public Review Document prepared for the public hearing.
- (c) Brian Boudet, Planning Services Division Manager, invited the Commissioners to the presentation on March 7, 2013, by the Urban Land Institute (ULI) delegates, who will be wrapping up their 3-day visit in Tacoma with a report on their findings and recommended development strategies for the MLK corridor.

ADJOURNMENT

The meeting was adjourned at 5:10 p.m.



City of Tacoma
Planning and Development Services

Agenda Item
D-2

TO: Planning Commission
FROM: Jana Magoon, Development Services Division
SUBJECT: Permitting and Development Reports
DATE OF MEETING: March 20, 2013
DATE OF MEMO: March 13, 2013

At the next meeting on March 20, 2013, staff from the Development Services Division will provide its semi-annual report on the building and land use permitting activity for the second half of 2012. Staff will also highlight projects of interest and development trends.

Attached is a compilation of relevant data and information for the Commission's review. If you have any questions, please contact me at 882-9713 or jmagoon@cityoftacoma.org.

Attachment

c: Peter Huffman, Interim Director

Land Use Permit Acitivity
July 1, 2012 -December 31, 2012

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
CRITICAL AREAS				
WET2012 4-182762	FWHCA Development - Minor Improvements at Ferry Terminal	5810 North Pearl	Yes	Approve
WET2012 4-184730	FWHCA Development to restore shoreline	4808 Marine View Drive	No	N/A
WET2012 4-186767	FWHCA Exemption - Piling Maintenance/Replacement	11 Schuster Parkway	Yes	Approve
WET2012 4-188252	Stream Staff Review - Remove invasive vegetation	1131 East Alexander	Yes	Approve
WET2012 4-188391	FWHCA Development - Kalaka Improvements	1801 Taylor Way	No	N/A
WET2012 4-190607	Wetland Staff Review - Road and Fence	3402 E Alexander Avenue	Yes	Approve
WET2012 4-190758	Wetland Development Modification	5529 N 48th Street	No	N/A
WET2012 4-191361	FWHCA Development - Crane Trestle	3533 East 11th Street	Yes	Approve
WET2012 4-191733	FWHCA Staff Review - Arsenic Remediation	3009 Taylor Way	Yes	Approve
WET2012 4-192560	Wetland Development - Improvements in First Creek	1820 East 34th Street	No	N/A
WET2012 4-193573	FWHCA Development	3401 Taylor Way	No	N/A
Total New	10			
SHORELINE				
SHR2012 4-181871	Shoreline Development - Expand Office and Canopy Structures	2218 Marine View Drive	Yes	Approve
SHR2012 4-182761	Shoreline Development - Minor Improvements at Ferry Terminal	5810 North Pearl	Yes	Approve
SHR2012 4-184456	Shoreline Exemption - Piling Replacment	3533 East 11th Street	No	N/A
SHR2012 4-184729	Shoreline Development to restore shoreline	4808 Marine View Drive	No	N/A
SHR2012 4-185081	Shoreline Development - Stormwater storage tanks	1602 Marine View Drive	Yes	Approve
SHR2012 4-185085	Shoreline Exemption - Bulkhead Maintenance	313 East "F" Street	Yes	Approve
SHR2012 4-185667	Shoreline Exemption - Piling Maintenance/Replacement	11 Schuster Parkway	Yes	Approve
SHR2012 4-185773	Shoreline Conditional Use - Mixed-use	1821 Dock Street	Yes	Approve
SHR2012 4-187737	Shoreline Exemption - Piling Replacement	5401 N Waterfront Dr	Yes	Approve
SHR2012 4-188929	Shoreline Development - Kalaka Improvements	1801 Taylor Way	No	N/A
SHR2012 4-191183	Shoreline Exemption - Arsenic Remediation	3009 Taylor Way	Yes	Approve
SHR2012 4-191360	Shoreline Development - Crane Trestle	3533 East 11th Street	Yes	Approve
SHR2012 4-192104	Shoreline Exemption - Sampling	1001 Port of Tacoma Road	Yes	Approve
SHR2012 4-192502	Shoreline Exemption	3533 East 11th Street	Yes	Approve
SHR2012 4-193273	Shoreline Development	3401 Taylor Way	No	N/A
SHR2012 4-193596	Shoreline Sign Waiver, Pt. Ruston	5005 Main Street	No	N/A
Total New	14			

Land Use Permit Acitivity
July 1, 2012 -December 31, 2012

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
REZONE				
Total New	0			
PLAT				
PLT2012 4-188415	8-Lot Preliminary Plat	1418 E 64th Street	Yes	Approve
PLT2012 4-190867	Final Plat, Wapato Ridge	5915 Alasa Court	Yes	Approve
Total New	2			
SHORT PLAT/BLA				
MPD2012 4-177722	Short Plat	8813 "A" Street	Yes	Approve
MPD2012 4-181259	Boundary Line AdjustmentYes	1410 Thorne Road	Yes	Approve
MPD2012 4-183209	Boundary Line Adjustment	1421 S Sunset Drive	Yes	Approve
MPD2012 4-183561	4-Lot Short Plat	1965 South Union	Yes	Approve
MPD2012 4-184071	Boundary Line Adjustment	6305 S Thompson	Yes	Approve
MPD2012 4-185136	Boundary Line Adjustment	618 South 15th Street	Yes	Approve
MPD2012 4-186898	Boundary Line Adjustment	3505 South Tacoma Way	Yes	Approve
MPD2012 4-188966	Boundary Line Adjustment	4819 North Ferdinand	Yes	Approve
MPD2012 4-188272	Boundary Line Adjustment	1701 Commerce Street	Yes	Approve
MPD2012 4-190125	Boundary Line Adjustment	1418 South Sunset Drive	Yes	Approve
MPD2012 4-193272	4-Lot Short Plat	2309 58th Avenue NE	No	N/A
Total New	7			
VARIANCE				
MLU2012 4-179363	Variance, Rear and Usable Yard Space	1509 North 10th Street	Yes	Denied
MLU2012 4-179372	Variance, Rear Yard	1426 South Prospect	Yes	Approve
MLU2012 4-180247	Variance, Rear and Side Yard	3820 North Adams	Yes	Approve
MLU2012 4-184960	Variance, Side Setback	7106 North 13th Street	Yes	Approve
MLU2012 4-188654	Variance, Height and Front Setback	1219 Yakima Avenue	Yes	Approve
MLU2012 4-189373	Variance, Front Yard	2911 North Lawrence	Yes	Approve
MLU2012 4-190512	Variance, Side Setback	502 North Borough Road	Yes	Approve
MLU2012 4-192158	Variance, Height	3011 North 29th Street	No	N/A
MLU2012 4-192949	Variance, Height	3011 North Union Street	Yes	Approve
Total New	6			
CONDITIONAL USE				
CUP2012 4-181365	Conditional Use Permit - Large Scale Retail	1015 North Pearl Street	Yes	Approve

Land Use Permit Acitivity
July 1, 2012 -December 31, 2012

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
CUP2012 4-182308	Conditional Use Permit - Duplex in HMR-SRD	1207 North "K" Street	Yes	Denied
CUP2012 4-187164	Daycare Center expansion	5415 N 43rd Street	Yes	Approve
CUP2012 4-190511	Tacoma Lawn Tennis Club modification	502 N Borough Road	Yes	Approve
CUP2012 4-191593	Church, expand parking area	2014 S 15th Street	No	N/A
CUP2012 4-191616	Daycare Center, expand hours	4810 S Wilkeson Street	No	N/A
Total New	4			

Grand Total	43
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Permits in purple are carry-over from first 1/2 of year. Decision had not been issued at time of last Planning Commission Report

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

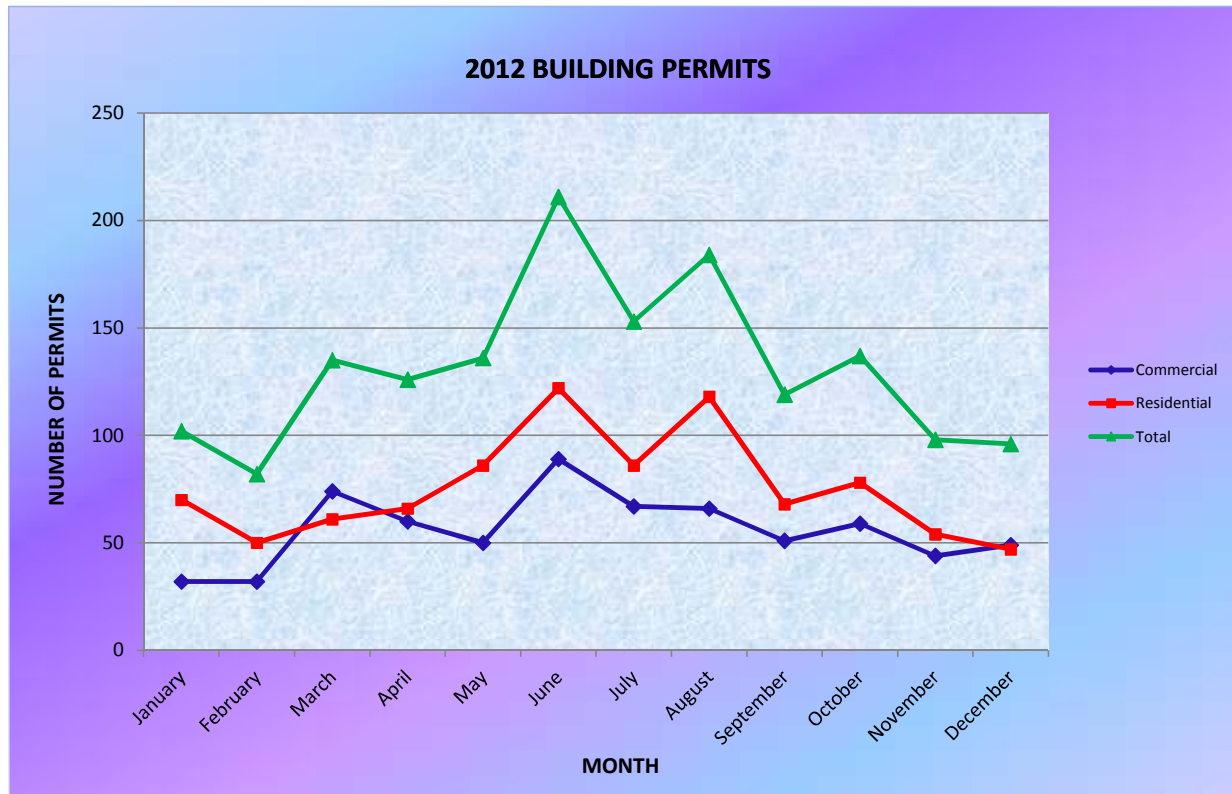
2012	December		Totals for Year	
Building Permit Category	No. of Permits	Value of Permits	No. of Permits	Value of Permits
Residential:				
One-Family Dwellings	9	\$ 3,038,247.00	149	\$ 36,655,419.00
Duplex Dwellings			2	\$ 629,649.00
Alter Residential Bldgs.	30	\$ 372,650.00	566	\$ 7,845,506.00
Private Garages/Carports	3	\$ 29,844.00	97	\$ 1,767,931.00
Modular Homes			2	\$ 118,491.00
Residential Miscellaneous	2	\$ 18,500.00	25	\$ 97,498.00
**Residential Demolition	3	\$ 69,100.00	65	\$ 2,072,188.00
Total Residential:	47	\$ 3,528,341.00	906	\$ 49,186,682.00
Commercial:				
***Multiple-Family Dwellings			6	\$ 21,526,422.00
Bank Buildings			0	\$ -
Churches			0	\$ -
Clinics			1	\$ 7,053,152.00
Industrial Buildings			2	\$ 543,304.00
Office Buildings			4	\$ 14,411,755.00
*Public Service Buildings	2	\$ 119,613.00	34	\$ 7,825,287.00
Restaurants			2	\$ 5,166,474.00
Schools (Private)			0	\$ -
Schools (Public)			1	\$ 10,420,362.00
Service Stations			1	\$ 408,280.00
Store Buildings	1	\$ 1,343,160.00	4	\$ 12,064,641.00
Warehouses			2	\$ 865,956.00
Moved or Relocated Buildings			0	\$ -
Recreation Buildings			1	\$ 322,812.00
Hotels/Motels			1	\$ 21,499,920.00
Hospitals/Institutions			0	\$ -
Parking Garages	1	\$ 7,537,724.00	2	\$ 22,030,357.00
Miscellaneous Buildings	1	\$ 25,291.00	9	\$ 240,277.00
Commercial Grading and Filling			34	\$ 10,028,971.00
** Commercial Demolitions			24	\$ 2,550,920.00
Miscellaneous Installations	10	\$ 5,755,709.00	94	\$ 19,488,296.00
Alter Non-Residential Bldgs.	34	\$ 42,226,744.00	451	\$ 101,178,876.00
Total Commercial:	49	\$ 57,008,241.00	673	\$ 257,626,062.00
Totals for Month:				
	96	\$ 60,536,582.00	1579	\$ 306,812,744.00
Totals for Previous Month:				
	98	\$ 5,102,380.00	Totals for Same Period Last Year	
Totals For Same Month Last Year				
	131	\$ 55,879,909.00	1693	\$ 195,831,278.00
* Includes Alterations on Publically Owned Buildings	2-Remodel = \$119,613		30-Remodel= \$6,689,279 1-Factory = \$143,139 2-MB = \$973,469 1-MI = \$19,400	
***Multiple Family Units:----->	New Units	0		
	Carryover	163		
	Total Units	163	Total Units	163

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

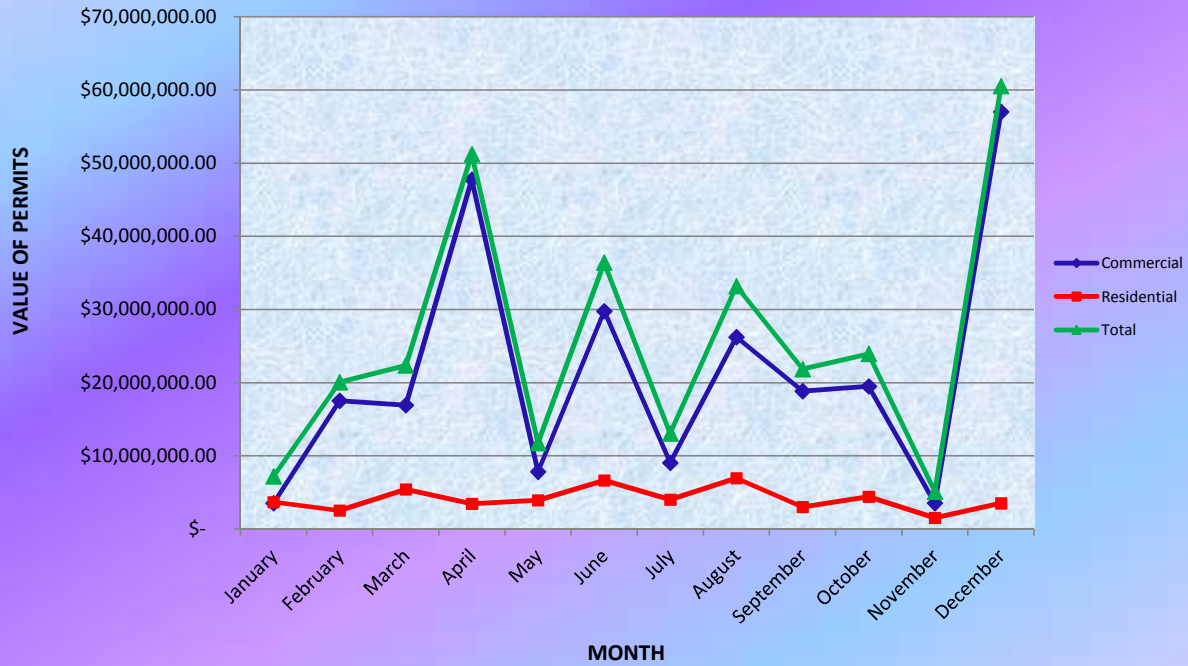
2012	December		Totals for Year	
Plumbing Permits	80		1039	
Mechanical Permits	154		1342	
Other Permits:				
Banner Permits			14	
Barricade Permits	8		175	
Fire Sprinkler/Alarm/Suppression	24	\$ 431,247.00	290	\$ 6,087,675.00
Miscellaneous Trench Permits	2		30	
Overtime Parking Permits	8		75	
Parking Lot Permits			11	
Sanitary Sewer Permits	45		651	
Sidewalk/Driveway Permits	3		90	
Signs	25	\$ 346,131.00	231	\$ 1,371,252.00
Special Motor Vehicle Permits	7		92	
Storm Sewer Permits			62	
Tree Removal Permits	1		32	
Utility Permits	50		589	
Work Order Permits	1		49	
Total Other Permits:	174		2391	\$ 7,458,927.00
Land Use Permits:				
Shoreline Exemption			12	
Shoreline Substantial Development			7	
Shoreline Conditional Use	1		3	
Shoreline Variance			0	
Shoreline Sign	1		1	
Shoreline Revision			2	
Wetland Development	2		7	
Wetland Assessment			0	
Wetland Delineation Verification			0	
Wetland Exemption			14	
Rezone			0	
Site Approval			0	
Preliminary Plat	1		2	
Short Plat			3	
Final Plat			2	
Conditional Use	1		8	
MLU Extension			0	
MLU Variance	1		14	
MLU Waiver			0	
Boundary Line Adjustment			14	
Binding Site Plan			1	
Interpretation/Determination			26	
SEPA - Environmental	2		69	
Special Development			0	
Annexation			0	
Administrative Plat			0	
LUA Determination			1	
Assessory Dwelling Unit (ADU)			7	
Zoning Verification	3		33	
Innocent Purchaser			0	
Wetland Interpretation			0	
Total Land Use Permits:	12		226	
TOTAL PERMITS	516		6577	

CITY OF TACOMA 2012 BUILDING PERMITS

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
January	32	\$ 3,538,160.00	70	\$ 3,680,132.00	102	\$ 7,218,292.00
February	32	\$ 17,548,096.00	50	\$ 2,532,381.00	82	\$ 20,080,477.00
March	74	\$ 16,934,973.00	61	\$ 5,433,524.00	135	\$ 22,368,497.00
April	60	\$ 47,761,724.00	66	\$ 3,462,423.00	126	\$ 51,224,147.00
May	50	\$ 7,844,091.00	86	\$ 3,933,909.00	136	\$ 11,778,000.00
June	89	\$ 29,776,621.00	122	\$ 6,642,380.00	211	\$ 36,419,001.00
July	67	\$ 9,058,430.00	86	\$ 4,024,444.00	153	\$ 13,082,874.00
August	66	\$ 26,248,062.00	118	\$ 6,956,387.00	184	\$ 33,204,449.00
September	51	\$ 18,839,612.00	68	\$ 3,021,210.00	119	\$ 21,860,822.00
October	59	\$ 19,503,213.00	78	\$ 4,434,010.00	137	\$ 23,937,223.00
November	44	\$ 3,564,839.00	54	\$ 1,537,541.00	98	\$ 5,102,380.00
December	49	\$ 57,008,241.00	47	\$ 3,528,341.00	96	\$ 60,536,582.00
Year to Date	673	\$ 257,626,062.00	906	\$ 49,186,682.00	1579	\$ 306,812,744.00



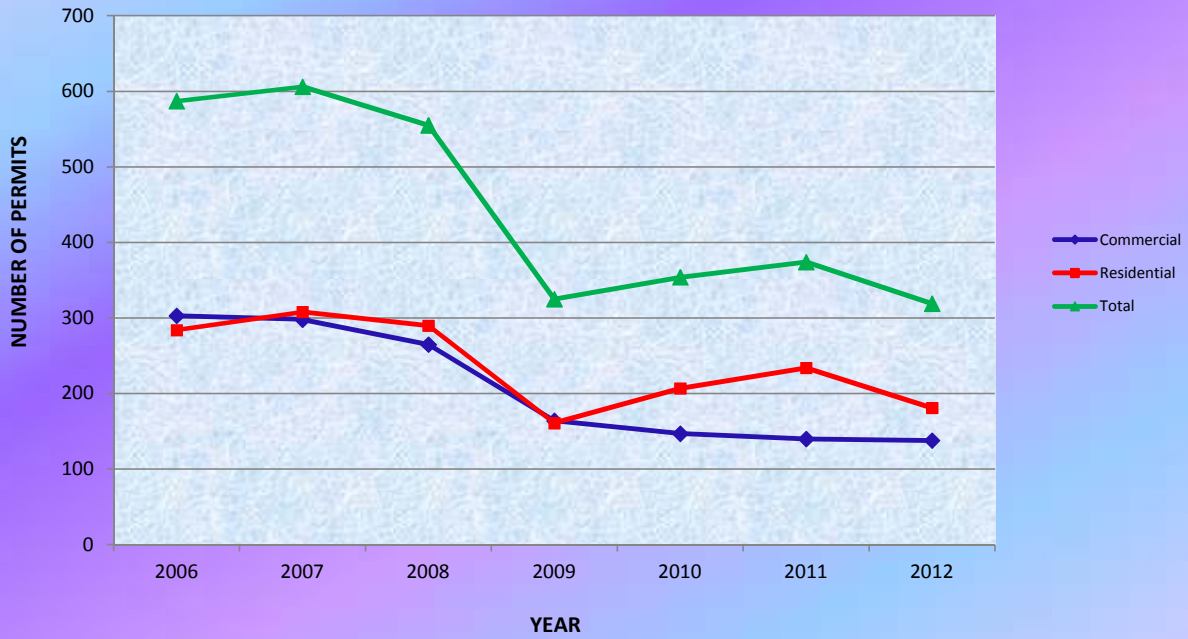
2012 BUILDING PERMITS



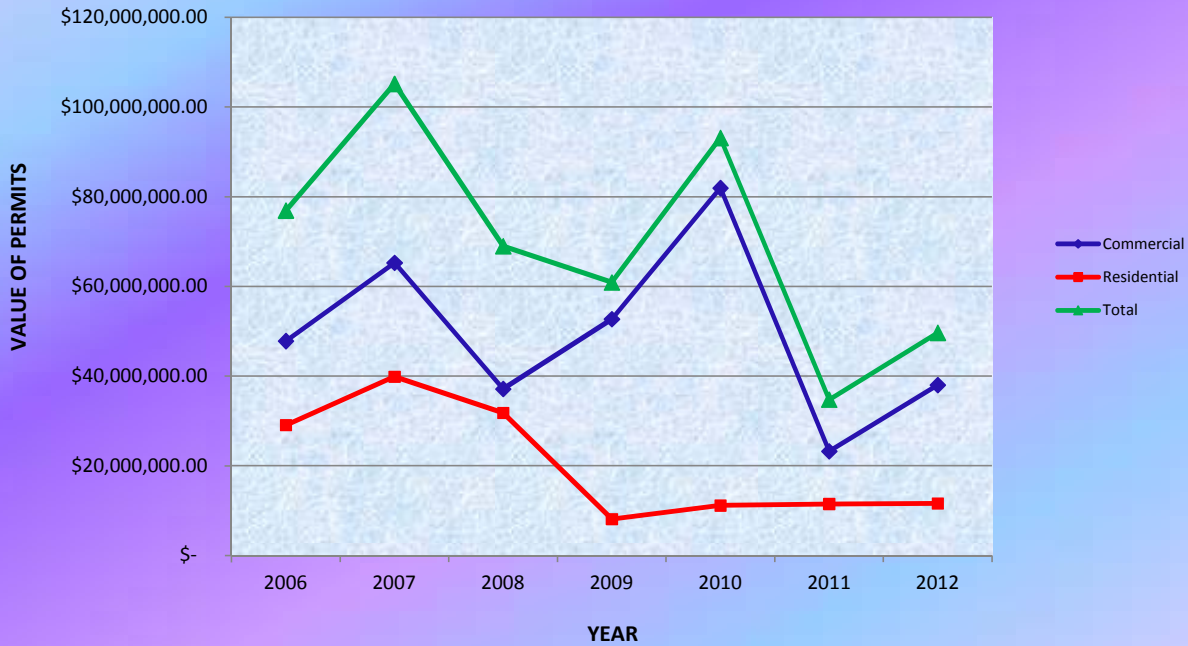
FIRST QUARTER 2006 - 2012 BUILDING PERMITS JANUARY 1ST - MARCH 31ST

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	303	\$ 47,833,778.00	284	\$ 29,087,814.00	587	\$ 76,921,592.00
2007	298	\$ 65,264,201.00	308	\$ 39,896,972.00	606	\$ 105,161,173.00
2008	265	\$ 37,148,306.00	290	\$ 31,812,699.00	555	\$ 68,961,005.00
2009	164	\$ 52,735,554.00	161	\$ 8,158,970.00	325	\$ 60,894,524.00
2010	147	\$ 81,932,241.00	207	\$ 11,175,266.00	354	\$ 93,107,507.00
2011	140	\$ 23,248,849.00	234	\$ 11,527,612.00	374	\$ 34,776,461.00
2012	138	\$ 38,021,229.00	181	\$ 11,646,037.00	319	\$ 49,667,266.00
TOTAL	1455	\$ 346,184,158.00	1665	\$ 143,305,370.00	3120	\$ 489,489,528.00

FIRST QUARTER 2006 - 2012 BUILDING PERMITS
JANUARY 1ST - MARCH 31ST



FIRST QUARTER 2006 - 2012 BUILDING PERMITS
JANUARY 1ST - MARCH 31ST

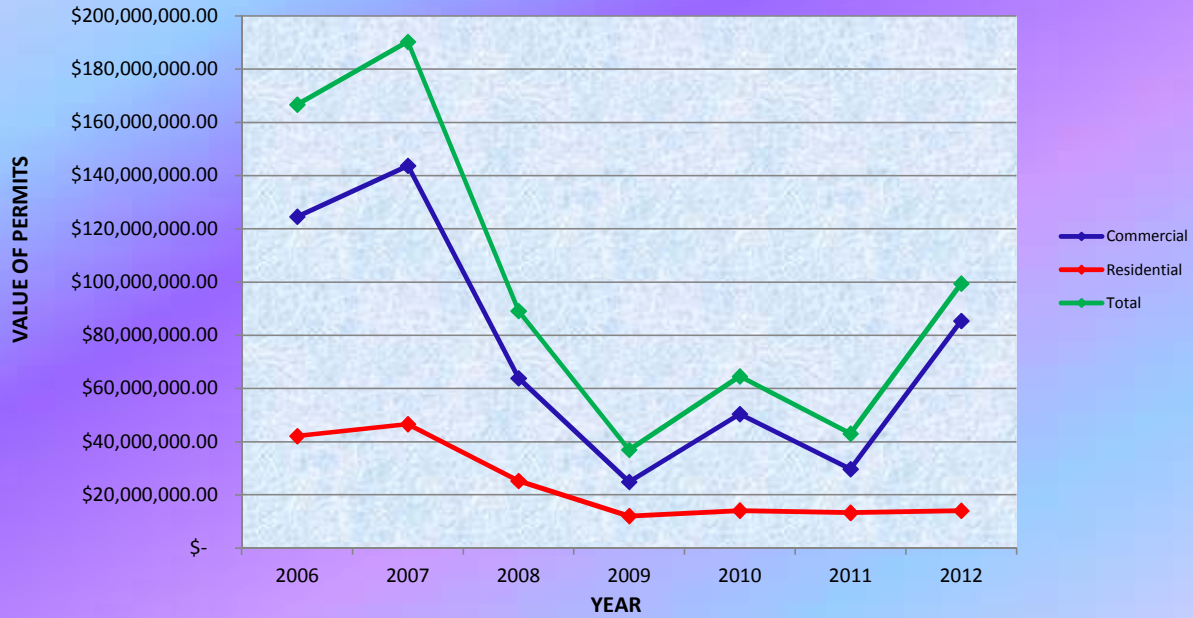


SECOND QUARTER 2006 - 2012 BUILDING PERMITS
APRIL 1ST to JUNE 30TH

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	359	\$ 124,552,124.00	387	\$ 42,135,928.00	746	\$ 166,688,052.00
2007	310	\$ 143,684,403.00	477	\$ 46,608,337.00	787	\$ 190,292,740.00
2008	273	\$ 63,837,476.00	303	\$ 25,287,343.00	576	\$ 89,124,819.00
2009	233	\$ 24,878,265.00	227	\$ 12,088,557.00	460	\$ 36,966,822.00
2010	169	\$ 50,409,958.00	270	\$ 14,137,008.00	439	\$ 64,546,966.00
2011	147	\$ 29,708,080.00	282	\$ 13,312,391.00	429	\$ 43,020,471.00
2012	199	\$ 85,382,436.00	274	\$ 14,038,712.00	473	\$ 99,421,148.00
TOTAL	1690	\$ 522,452,742.00	2220	\$ 167,608,276.00	3910	\$ 690,061,018.00



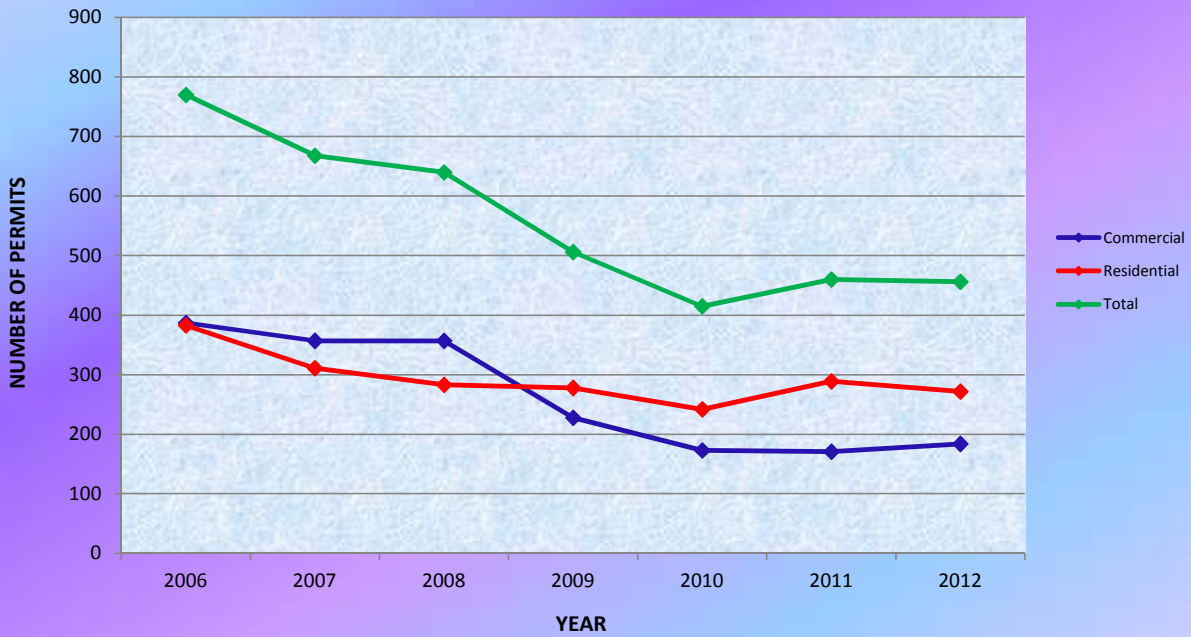
**SECOND QUARTER 2006 - 2012 BUILDING PERMITS
APRIL 1ST - JUNE 30TH**



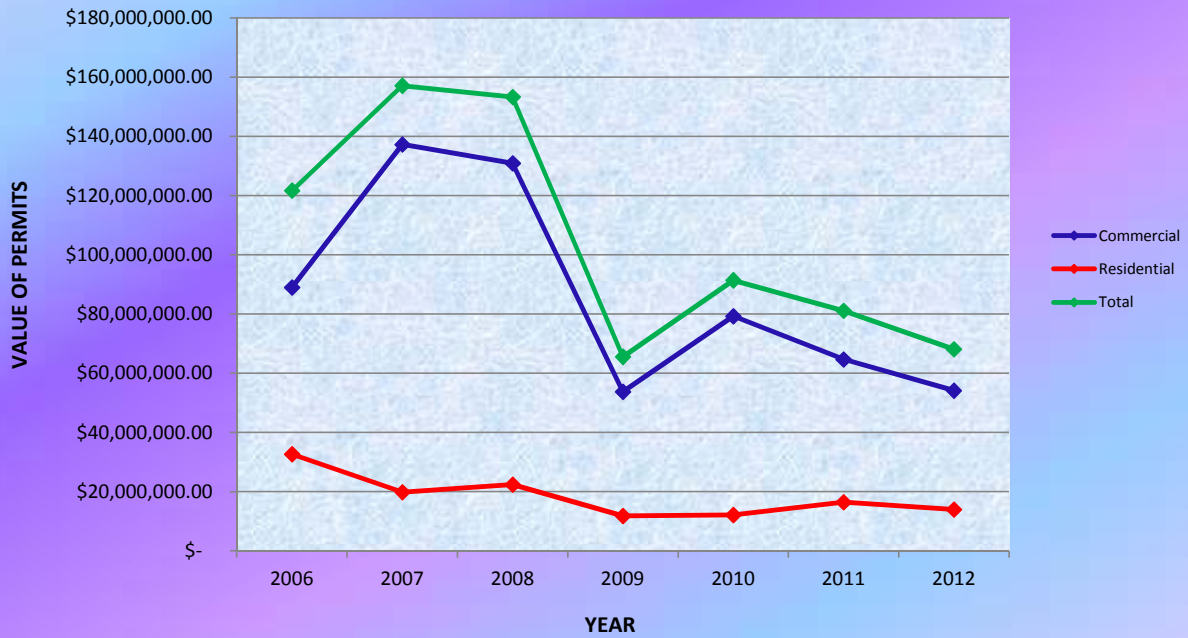
**THIRD QUARTER 2006 - 2012 BUILDING PERMITS
JULY 1ST - SEPTEMBER 30TH**

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	387	\$ 88,997,870.00	383	\$ 32,692,571.00	770	\$ 121,690,441.00
2007	357	\$ 137,247,711.00	311	\$ 19,864,953.00	668	\$ 157,112,664.00
2008	357	\$ 130,908,847.00	283	\$ 22,394,563.00	640	\$ 153,303,410.00
2009	228	\$ 53,755,552.00	278	\$ 11,841,917.00	506	\$ 65,597,469.00
2010	173	\$ 79,235,071.00	242	\$ 12,183,544.00	415	\$ 91,418,615.00
2011	171	\$ 64,685,070.00	289	\$ 16,447,400.00	460	\$ 81,132,470.00
2012	184	\$ 54,145,104.00	272	\$ 14,002,041.00	456	\$ 68,147,145.00
TOTAL	1857	\$ 608,975,225.00	2058	\$ 129,426,989.00	3915	\$ 738,402,214.00

**THIRD QUARTER 2006 - 2012 BUILDING PERMITS
JULY 1ST - SEPTEMBER 30TH**



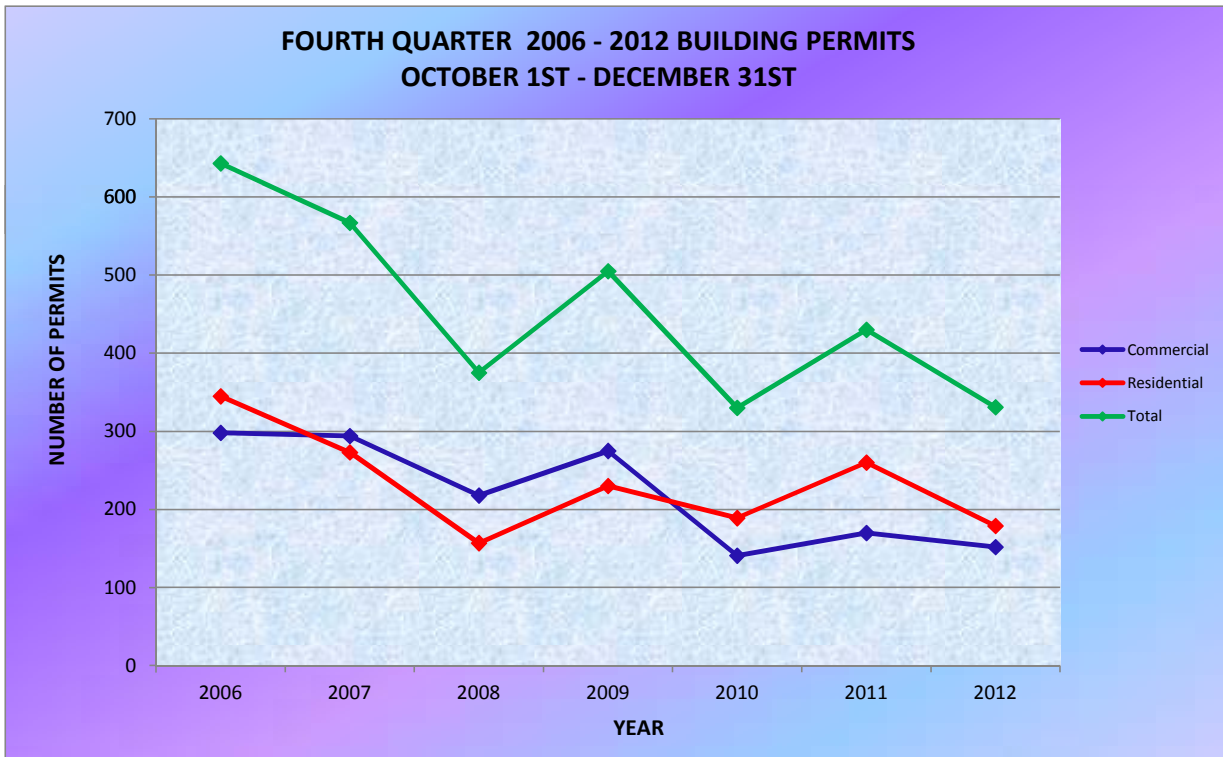
**THIRD QUARTER 2006 - 2012 BUILDING PERMITS
JULY 1ST - SEPTEMBER 30TH**



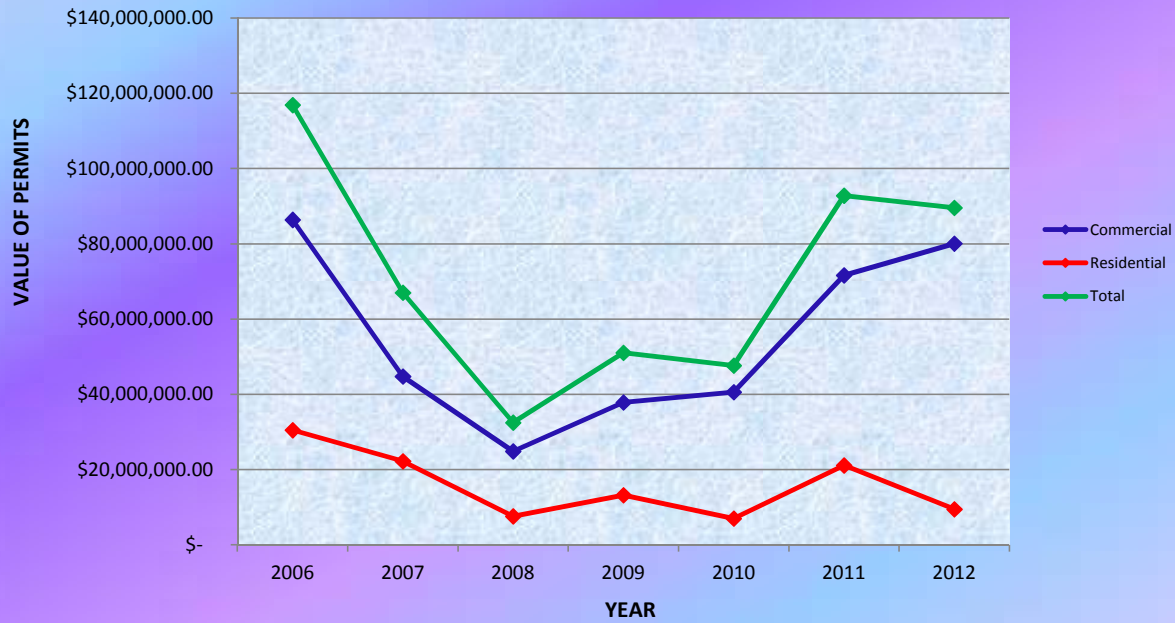
FOURTH QUARTER 2006 - 2012 BUILDING PERMITS

OCTOBER 1ST - DECEMBER 31ST

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	298	\$ 86,384,484.00	345	\$ 30,508,524.00	643	\$ 116,893,008.00
2007	294	\$ 44,759,019.00	273	\$ 22,250,655.00	567	\$ 67,009,674.00
2008	218	\$ 24,869,464.00	157	\$ 7,626,207.00	375	\$ 32,495,671.00
2009	275	\$ 37,851,144.00	230	\$ 13,220,442.00	505	\$ 51,071,586.00
2010	141	\$ 40,600,370.00	189	\$ 7,040,169.00	330	\$ 47,640,539.00
2011	170	\$ 71,632,034.00	260	\$ 21,149,751.00	430	\$ 92,781,785.00
2012	152	\$ 80,076,293.00	179	\$ 9,499,892.00	331	\$ 89,576,185.00
TOTAL	1548	\$ 386,172,808.00	1633	\$ 111,295,640.00	3181	\$ 497,468,448.00



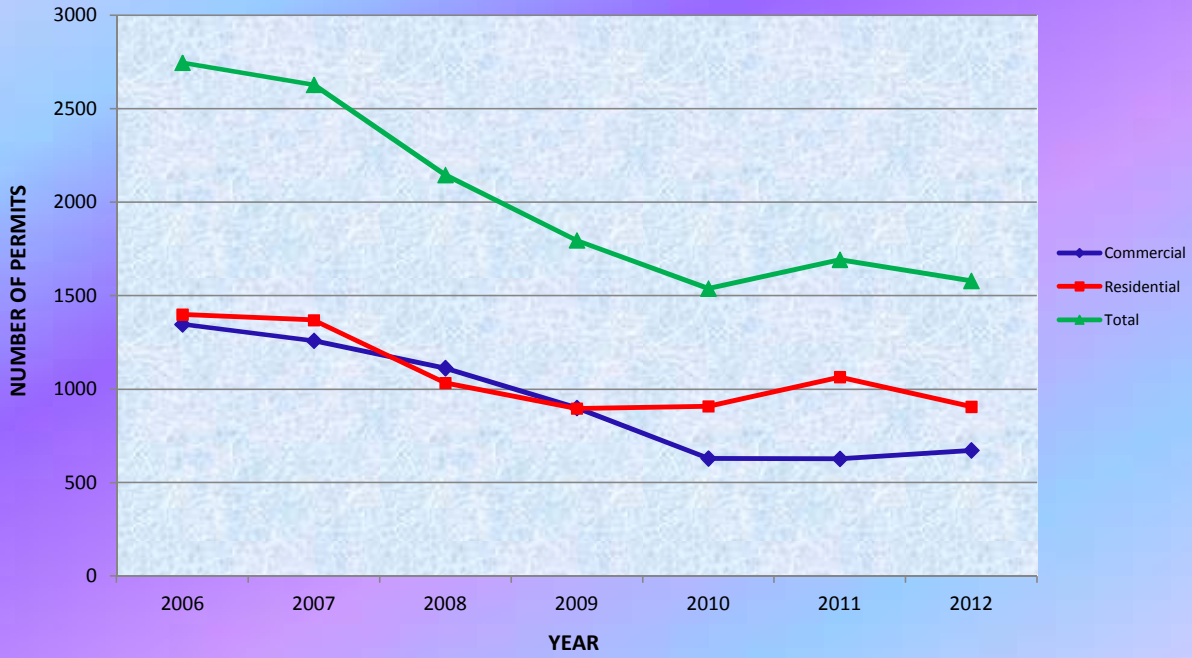
**FOURTH QUARTER 2006 - 2012 BUILDING PERMITS
OCTOBER 1ST - DECEMBER 31ST**



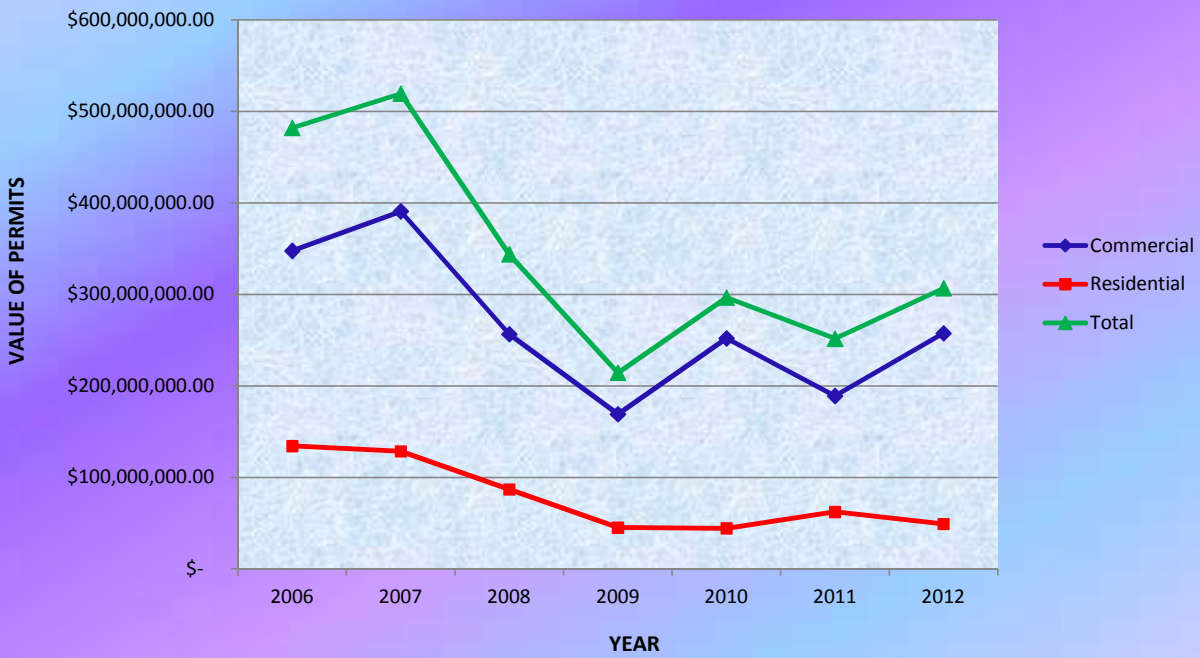
**YEAR TO DATE 2006 - 2012
JANUARY 1ST - DECEMBER 31ST**

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	1347	\$ 347,768,256.00	1399	\$ 134,424,837.00	2746	\$ 482,193,093.00
2007	1259	\$ 390,955,334.00	1369	\$ 128,620,917.00	2628	\$ 519,576,251.00
2008	1113	\$ 256,764,093.00	1033	\$ 87,120,812.00	2146	\$ 343,884,905.00
2009	900	\$ 169,220,515.00	896	\$ 45,309,886.00	1796	\$ 214,530,401.00
2010	630	\$ 252,177,640.00	908	\$ 44,535,987.00	1538	\$ 296,713,627.00
2011	628	\$ 189,274,033.00	1065	\$ 62,437,154.00	1693	\$ 251,711,187.00
2012	673	\$ 257,626,062.00	906	\$ 49,186,682.00	1579	\$ 306,812,744.00
TOTAL	6550	\$ 1,863,785,933.00	7576	\$ 551,636,275.00	14126	\$ 2,415,422,208.00

**YEAR TO DATE 2006 - 2012 BUILDING PERMITS
JANUARY 1ST - DECEMBER 31ST**



**YEAR TO DATE 2006 - 2012 BUILDING PERMITS
JANUARY 1ST - DECEMBER 31ST**



PROJECTS OVER \$500,000

YEAR 2012

rjh

DATE ISSUED	PERMIT NUMBER	OWNER	CONTRACTOR	DESCRIPTION		ADDRESS	ESTIMATED VALUE
01/26/12	40000172396	METRO PARKS DISTRICT 4702 S 19th St Tacoma WA 98405-1175	OWNER	Grade & Fill for Park Improvements - Manitou Park	4421	S AMERICAN LAKE BLVD	\$ 550,000.00
01/27/12	40000171000	THE MOUNTINEERS 2302 N 30th St Tacoma WA 98403-3323	OWNER	Remodel & Construct 2nd Story Addition to Mountineers' Hall	2302	N 30TH ST	\$ 603,900.00
01/30/12	40000165687	WHITE BIRCH GROUP LLC ET AL 2116 Taylor Way Tacoma WA 98421-4398	TOWN & COUNTRY POST FRAME BUILDING 16521 Highway 99, # C Lynnwood WA 98037-3161 #TOWNCPF099LT - 06/30/13	Construct Pole Building for Storage	2116	TAYLOR WAY	\$ 556,776.00
02/01/12	40000173709	TACOMA INDUSTRIAL PROPERTIES P O Box 2259 Tacoma WA 98401	R V ASSOCIATED INC 1333 Lloyd Pkwy Port Orchard WA 98367-9186 #RVASSI*175BJ - 04/16/13	Demolish 12-Story Mill Building and Silos	1801	TAYLOR WAY	\$ 716,000.00
02/21/12	40000168897	TACOMA HEALTHCARE INVESTORS LLC 7101 W 78th St, Ste 100 Minneapolis MN 55439	OWNER	Construct Medical Office Building & Sky Bridge - Franciscan Health	1608	S J ST	\$ 13,886,004.00
02/21/12	40000175352	MULTICARE HEALTH SYSTEMS P O Box 5299 Tacoma WA 98415-0299	OWNER	Remodel for Multicare Health Systems Westgate	2207	N Pearl St	\$ 1,700,000.00
03/07/12	40000177482	MULTICARE HEALTH SYSTEMS P O Box 5299 Tacoma WA 98415-0299	OWNER	Remodel for Multicare MHS Tacoma Cascade Vascular Clinic	419	S L ST	\$ 1,233,606.00
03/12/12	40000168923	WAL MART STORES INC 2001 SE 10th St Bentonville AR 72712-6489	OWNER	Construct New Wal Mart Store - SHELL ONLY	1965	S UNION AVE	\$ 9,787,702.00
03/12/12	40000176735	WAL MART STORES INC 2001 SE 10th St Bentonville AR 72712-6489	OWNER	Retaining Wall for new Wal Mart Store	1965	S UNION AVE	\$ 557,220.00
03/14/12	40000169927	FOSS WATERWAY DEVELOPMENT AUTHORITY 535 Dock St Tacoma WA 98402-4614	JONES & ROBERTS CO P O Box 1488 Olympia WA 98507-1488 #JONESRC141MS - 05/06/13	Demolish North Exterior Wall and Seismic Upgrades to Foss Waterway Seaport Building	705	DOCK ST	\$ 850,000.00
03/16/12	40000167413	EVERGREEN PLAZA ASSOCIATES III 7030 Tacoam Mall Blvd, Ste 120 Tacoma WA 98409	JOHN KORSMO CONST INC P O Box 1377 Tacoma WA 98401 #JOHNKCI126BE - 01/01/14	Construct New Commercial Building - SHELL ONLY	5209	TACOMA MALL BLVD	\$ 685,846.00
04/06/12	40000146321	IHD LLC 2200 6th Ave, Ste 520 Seattle WA 98121	OWNER	Construct New 160-Room Holiday Inn Express	2102	S C ST	\$ 21,499,920.00

04/09/12	40000157139	TACOMA ELKS LODGE #174 P O Box 11008 Tacoma WA 98411	MC CONSTRUCTION 5219 N Shirley St, Ste 100 Ruston WA 98407 #MCCONC*907K4 - 05/24/12	Construct New Clubhouse - Allenmore /Elks Golf Course	2125	S CEDAR ST	\$ 4,739,696.00
04/09/12	40000177216	FRANCISCAN HEALTH SYSTEMS 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOCIATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Construct Franciscan Open Parking Garage With Ground Level Retail Shell	1101	S 17TH ST	\$ 14,492,633.00
04/10/12	40000179143	BATES TECHNICAL COLLEGE 1101 Yakima Ave Tacoma WA 98405-4895	OWNER	Remodel Bates Technical College - 3rd Floor	1101	YAKIMA AVE	\$ 700,000.00
04/16/12	40000180041	ANNIE WRIGHT SCHOOL 827 N Tacoma Ave Tacoma WA 98403-2899	MOUNTAIN CONSTRUCTION INC 7457 S Madison St Tacoma WA 98409-1000 #MOUNTC1179N2 - 01/01/13	Remodel Annie Wright School - 1st - 4th Floors	827	N TACOMA AVE	\$ 894,000.00
04/25/12	40000179051	TACOMA GENERAL HOSPITAL P O Box 5299 Tacoma WA 98415-0299	J R ABBOTT CONSTRUCTION INC 3408 1st Ave S, Ste 101 Seattle WA 98134-1805 #JRABBCI022JZ - 03/01/12	Lab Equipment Upgrade at Tacoma General Hospital - 4th Floor	315	MARTIN LUTHER KING JR WAY	\$ 611,000.00
04/27/12	40000176507	TACOMA SCHOOL DISTRICT #10 P O Box 1357 Tacoma WA 98401-1357	OWNER	Grade & Fill for Edison Elementary School - Phase 2	5830	S PINE ST	\$ 663,407.00
04/27/12	40000177000	TACOMA SCHOOL DISTRICT #10 P O Box 1357 Tacoma WA 98401-1357	OWNER	Partial Demolition of Old Gray Gymnasium and Associated Remodel.	5830	S PINE ST	\$ 1,100,000.00
05/18/12	40000170714	COT ENVIRONMENTAL SERVICES WASTEWATER 2201 E Portland Ave Tacoma WA 98421-2711	OWNER	High Purity Oxygen Generation System Improvements	2201	E PORTLAND AVE	\$ 1,100,000.00
05/24/12	40000172276	CITY OF TACOMA 747 Market St Tacoma WA 98402	OWNER	Exterior Façade Upgrade to Tacoma Municipal Building and Tacoma Municipal Building North	747	MARKET ST	\$ 1,700,000.00
05/24/12	40000176512	METRO PARKS DISTRICT 4702 S 19th St Tacoma WA 98405-1175	OWNER	Remodel the Pagoda at Point Defiance	5801	N KITAKYUSHU	\$ 2,000,000.00
05/24/12	40000180673	STEVE LLC & 1114 PACIFIC AVE PARTNERS 1117 Broadway, Ste 500 Tacoma WA 98402	SUPERIOR BUILDERS INC P O Box 1849 Milton WA 98354-1849	Remodel Pacific Office Automation	1114	PACIFIC AVE	\$ 5,538,000.00
06/01/12	40000180674	U S OIL & REFINING CO P O Box 2255 Tacoma WA 98401	OWNER	Retaining Wall for U S Oil & Refining	3001	MARSHALL AVE	\$ 500,000.00
06/04/12	40000171772	TMOB LLC 2727 Hollycroft St Ste 410 Gig Harbor WA 98335-1369	RUSH COMMERCIAL CONSTRUCTION INC 6622 Wollochet Dr NE Gig Harbor WA 98335-8325 #RUSHCCI973BZ - 01/09/13	Construct 97-Unit Tacoma Mall Apartments, Building B	4275	S PINE ST	\$ 11,604,544.00
06/05/12	40000173367	KANGS PROPERTIES LLC 8402 S Hosmer St Tacoma WA 98444-1831	OWNER	Remodel Red Lion Spa & Sauna	8402	S HOSMER ST	\$ 600,000.00

06/13/12	40000173968	MG ROSEMOUNT LLC 1938 Fairview Ave E Ste 399 Seattle WA 98102	PACIFIC BAY INC 108 W Stewart St Puyallup WA 98371-4370 #PACIFBI965LQ - 02/18/14	Construct 12-Unit Merrill Garden Memory Care Facility	7278	ROSEMOUNT CIR	\$ 770,411.00
06/13/12	40000182104	YMCA OF TACOMA & PIERCE COUNTY 405 Broadway Tacoma WA 98402-3904	JOHN KORSMO CONST INC P O Box 1377 Tacoma WA 98401-1377 #JOHNKCI126BE - 01/01/14	Remodel for YWCA	405	BROADWAY	\$ 600,000.00
06/21/12	40000183215	STATE OF WASHINGTON - TACOMA COMMUNITY COLLEGE 6501 S 19th St Tacoma WA 98466-6100	QUEEN CITY SHT MTL RFG INC 22030 84th Ave S Kent WA 98032 #QUEEMCS374N7 - 02/24/13	Reroof Library - TCC	6501	S 19TH ST	\$ 603,161.00
06/22/12	40000181729	JACKIE STAGLIANO 4162 Augusta Dr NE Tacoma WA 98422-4750	OWNER	Construct 2-Story SFD With Attached Garage	2736	53RD AVE NE	\$ 506,842.00
06/26/12	40000174368	ST JOSEPH HOSPITAL P O Box 2197 Tacoma WA 98401-2197	ANDERSON CONSTRUCTION COMPANY 900 Poplar Pl S Seattle WA 98144 #ANDERC*907DN - 02/15/14	Construct Addition to St Joe's Medical Center Utility Plant	1702	S J ST	\$ 553,487.00
06/27/12	40000180056	MULTICARE HEALTH SYSTEMS P O Box 5299 Tacoma WA 98415-0299	OWNER	Two Story Addition/Remodel Tacoma General - Structural Portion	315	MARTIN LUTHER KING JR WAY	\$ 8,961,202.00
06/27/12	40000180297	UNIVERSITY OF PUGET SOUND 1500 N Warner St Tacoma WA 98416-0005	JOHN KORSMO CONST INC P O Box 1377 Tacoma WA 98401-1377 #JOHNKCI126BE - 01/01/14	Foundation/Structural Only for UPS Future Residence Hall	1500	N WARNER ST	\$ 656,572.00
07/02/12	40000182481	JAMES D SENNA 4412 Clar Mar Ln SE Olympia WA 98501	JOHN GIBSON CONSTRUCTION LLC 3706 N 33rd St Tacoma WA 98407-6016 #JOHNGGC954ON - 10/11/13	Construct Two Story SFD	4021	N 31ST ST	\$ 524,333.00
07/09/12	40000176621	TACOMA COMMUNITY COLLEGE 6501 S 19th St Tacoma WA 98466-6100	OWNER	Grade & Fill for Phase I of Harned Center for Health Careers	6501	S 19TH ST	\$ 2,594,000.00
07/13/12	40000180863	ROGER L MOORE P O Box 573 Puyallup WA 98371-0178	OWNER	Construct Two Story SFD	1919	N 29TH ST	\$ 748,909.00
07/26/12	40000178716	METRO PARKS DISTRICT 4702 S 19th St Tacoma WA 98405-1175	OWNER	Park Improvements to Include Bathroom Remodel and Spraygrounf Pump Room Retrofit - Franklin Park	1201	S PUGET SOUND AVE	\$ 957,500.00
08/09/12	40000178471	TARGA SOUND TERMINAL LLC 1000 Louisiana St, Ste 4300 Houston TX 77002	OWNER	Foundations for Pipe Bridge Pads & Renewable Fuels Storage Tanks - Targa Sound Terminals	2750	MARINE VIEW DR	\$ 2,164,495.00
08/09/12	40000182066	UNIVERSITY OF PUGET SOUND Facilities Department 1500 N Warner St, Stop 1058 Tacoma WA 98406-0005	OWNER	Shell & Core for UPS Residence Hall - Phase 2	1500	N WARNER ST	\$ 5,083,258.00
08/09/12	40000182997	U S OIL & REFINING P O Box 2255 Tacoma WA 98401-2255	OWNER	Grade & Fill for U S Oil Ail Unload Facility	3001	MARSHALL AVE	\$ 2,050,000.00

08/09/12	40000183173	U S OIL & REFINING P O Box 2255 Tacoma WA 98401-2255	OWNER	Construct Rail Unload Facility for U S Oil	3001	MARSHALL AVE	\$ 5,750,000.00
08/09/12	40000185491	TACOMA COMMUNITY COLLEGE 6501 S 19th St Tacoma WA 98466-6100	BARRY CIVIL CONSTRUCTION INC 5625 189th St E Puyallup WA 98375-7203	Install New Fire Sprinkler Supply Line Stub for Future TCC - Harned Hall	6501	S 19TH ST	\$ 635,096.00
08/13/12	40000174280	HOKOLD, OSCAR & OLIVANN 9318 S Steele St, Ste 7 Tacoma WA 98444-6888	HHJ INC 32223 2nd Ave SW Federal Wy WA 98023 HHJINI*890D5 - 03/25/13	Construct 3-Story/22-Unit MFD - Swan Apartments - Building A	7835	PACIFIC AVE	\$ 2,158,830.00
08/13/12	40000174362	HOKOLD, OSCAR & OLIVANN 9318 S Steele St, Ste 7 Tacoma WA 98444-6888	HHJ INC 32223 2nd Ave SW Federal Wy WA 98023 HHJINI*890D5 - 03/25/13	Construct 3-Story/18-Unit MFD - Swan Apartments - Building B	7835	PACIFIC AVE	\$ 1,613,282.00
08/24/12	40000181964	MCLENDON HARDWARE INC P O Box 877 Renton, WA 98057-0877	OWNER	Addition & Remodel for New McLendon Hardware	1015	N PEARL ST	\$ 1,170,000.00
08/29/12	40000185092	UNICO PROPERTIES LLC 1201 Pacific Ave, Ste 150 Tacoma WA 98402-4302	OWNER	Remodel for Regus - Suite 450	1201	PACIFIC AVE	\$ 575,000.00
09/14/12	40000175814	COMMUNITY HEALTH CARE 1019 Pacific Ave, Ste 200 Tacoma WA 98402	OWNER	Construct new Medical Clinic - Hilltop Regional Health Center	1202	MARTIN LUTHER KING JR WAY	\$ 7,053,152.00
09/26/12	40000182453	CITY OF TACOMA - PUBLIC WORKS DEPARTMENT 747 Market St, #444 Tacoma WA 98402-3726	OWNER	Remodel Public Access Dock - "Old Town Dock"	2123	N SCHUSTER PKWY	\$ 1,400,000.00
09/27/12	40000155075	DOUGLAS PROPERTIES LLC 1402 E Magnesium Rd Spokane WA 99217	OWNER	Grade & Fill for Future Self-Storage	2121	S ORCHARD ST	\$ 1,500,000.00
09/28/12	40000184286	FRANCISCAN HEALTH SYSTEM 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOICATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Initial TI for Franciscan Medical Building - 1st Floor	1608	S J ST	\$ 1,575,302.00
09/28/12	40000185788	FRANCISCAN HEALTH SYSTEM 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOICATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Initial TI for Franciscan Medical Building - 3rd Floor	1608	S J ST	\$ 1,850,393.00
09/28/12	40000185789	FRANCISCAN HEALTH SYSTEM 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOICATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Initial TI for Franciscan Medical Building - 4th Floor	1608	S J ST	\$ 1,850,393.00
09/28/12	40000185790	FRANCISCAN HEALTH SYSTEM 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOICATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Initial TI for Franciscan Medical Building - 5th Floor	1608	S J ST	\$ 1,850,393.00
10/05/12	40000187204	COLUMBIC STATE BANK P O Box 2156 Tacoma WA 98401-2156	MC NORTHWEST LLC 3020 96th St S Lakewood WA 984999395 #MCNORN925C8 - 02/28/14	Remodel Columbia Bank Operations Annes	2228	S 78TH ST	\$ 1,500,000.00

10/08/12	40000185787	FRANCISCAN HEALTH SYSTEM 1149 Market St Tacoma WA 98402-3515	ALDRICH & ASSOCIATES INC 810 240th St SE Bothell WA 98021-9357 #ALDRIA*202RU - 02/09/13	Initial TI for 2nd Floor - Franciscan Medical Office Building	1608	S J ST	\$ 1,649,210.00
10/18/12	4000018302	POINT RUSTON LLC 5219 N Shirley St, Ste 100 Ruston WA 98407-6599	OWNER	Tenant Improvement for Common Space in Building 2A	5005	RUSTON WAY	\$ 817,489.00
10/19/12	40000186132	UNVERISTY OF PUGET SOUND 1500 N Warner St Tacoma WA 98416-0005	OWNER	Tenant Improvement for New Residence Hall - UPS	1500	N WARNER ST	\$ 2,562,806.00
10/26/12	40000186325	BENJAMIN RYAN COMMUNITIES LLC 10309 Bridgeport Way SE, Ste B6 Lakewood WA 98499	BENJAMIN RYAN COMMUNITIES LLC 10309 Bridgeport Way SE, Ste B6 Lakewood WA 98499 #BENJARC881L6 - 06/26/14	Construct 2-Story SFD with Basement and Attached Garage	3302	N 36TH ST	\$ 507,540.00
11/01/12	40000187868	POINT RUSTON LLC 5219 N Shirley St, Ste 100 Ruston WA 98407-6599	OWNER	Foundation/Structural Only - 21-Unit MFD - Point Ruston Building 2B	5001	MAIN ST	\$ 704,113.00
11/27/12	40000190199	CATHOLIC HEALTH INITIATIVES P O BOX 636000 Littleton CO 80163	OWNER	Remodel Cardic Surical Unit, Level 5	1717	S J ST	\$ 750,000.00
12/05/12	40000182266	WAL-MART REAL ESTATE BUSINESS P O Box 8050 MS 0555 Bentonville AR 72712-8050	SIERRA CONSTRUCTION CO INC 19900 144th Ave NE Woodinville WA 98072-4460 #SIERRCC145N8 - 03/31/14	Initial TI for Walmart Superstore	1965	S UNION AVE	\$ 6,234,350.00
12/05/12	40000185316	TARGA SOUND TERMINAL LLC 1000 Louisiana St Ste 4300 Houston TX 77002	OWNER	Tanks and Internal Floating Roofs for Targa	2750	MARINE VIEW DR	\$ 5,351,000.00
12/10/12	40000188084	COMMUNITY HEALTH CARE 101 E 26th St Ste 100 Tacoma WA 98421-1108	J R ABBOTT CONSTRUCTION INC 3408 1st Ave S Ste 101 Seattle WA 98134-1805 #JRABBCCI022JZ - 03/01/14	Construct Open Parking Garage and Offices for Hilltop Regional Health Center	1201	S L ST	\$ 7,537,724.00
12/12/12	40000184613	SPRING RIDGE RETIREMENT LLC 6856 E Portland Ave Tacoma WA 98404-3410	OWNER	Construct Addition and Remodel Spring Ridge Senior Community	6856	E PORTLAND AVE	\$ 1,495,918.00
12/14/12	40000186484	MULTICARE HEALTH SYSTEMS P O Box 5299 Tacoma WA 98415-0299	OWNER	Construct Addition for Rainier Tower Highrise - Tacoma General Hospital	315	MARTIN LUTHER KING JR WAY	\$ 32,901,916.00
12/14/12	40000186528	HONG KNOG SUPERMARKET INC 3816 Yakima Ave Tacoma WA 98418	CHARTER CONST INC 980 S Harney St Seattle WA 98108-2744 #CHARTCI171PM - 10/23/14	Construct New Hong Kong Supermarket	3828	YAKIMA AVE	\$ 1,343,160.00

PERMITTING HIGHLIGHTS

MIXED-USE DISTRICT: PROJECT UPDATES and NEW PROJECTS

LINCOLN – Neighborhood Center

- **New:** NCX District – 3828 Yakima Ave – Hong Kong Supermarket – Construct new 14,300 sq. ft. supermarket with a new 34- stall parking lot across the alley (replacing the old Lincoln Bowling).

Permits in review

TCC/JAMES CENTER – Community Center

- CCX District – 6501 S 19th St. – Tacoma Community College – Construction of a new 70,000 sq. ft., 4-story health sciences building.

Under construction

TACOMA CENTRAL – Community Center

- CCX District – 1965 S Union – Allenmore/Elks Mixed-use Project; Walmart

Under construction - there have been multiple meetings with potential developers of the center outpads.

TACOMA MALL – Urban Center

- **NEW:** UCX District – 4502 Steele Street – Tacoma Mall - Construct new 9,000 sq. ft. shell building for 3 new restaurant tenants.

Permits in review

OTHER PROJECTS of INTEREST

- C-2 General Commercial – 1015 N. Pearl Street – McLendon Hardware – 8,500 sq. ft. garden center addition to existing 57,000 sq. ft. building.

Opened on March 12, 2013

- DR Downtown Residential - 601 S 23rd St (S 23rd St and S “G” St) - City View Townhomes - Construction of 17 new townhomes

Permits issued in fall 2012

- **NEW:** UWT Prairie Line Trail – Old Hood Street right-of-way through UWT downtown campus – Grading, paving and retaining walls for UWT portion of the Prairie Line Trail

Permits in review



City of Tacoma
Planning and Development Services

Agenda Item
D-3

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: Public Hearing on 2013 Annual Amendment
Date of Hearing: March 20, 2013
Date of Memo: March 13, 2013

Action

The Planning Commission will conduct a public hearing on March 20, 2013, to receive testimony on the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2013 (or "2013 Annual Amendment"), and keep the record open through March 29, 2013 to accept written comments.

Public Hearing Subject

The 2013 Annual Amendment Package consists of the following nine applications:

- #2013-01 Drive-Through Regulations
- #2013-02 Countywide Planning Policies
- #2013-04 Transportation Element
- #2013-05 Shoreline Related Elements
- #2013-06 Land Use Designations
- #2013-07 Adoption and Amendment Procedures
- #2013-08 Platting and Subdivision Regulations
- #2013-09 Sign Regulations
- #2013-12 Regulatory Code Cleanup

Note that three applications (i.e., #2013-03 Container Port Element, #2013-10 Affordable Housing, and #2013-11 Trail-Oriented Design Standards) have been removed from the package and are being conducted according to their own respective schedules.

Public Review Document

The complete text and staff analyses of the proposed amendments, as well as relevant background information were compiled into a Public Review Document, which has been made available to the Commissioners and the general public (upon request) for review during the public hearing process.

Environmental Evaluation

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on February 22, 2013 (SEPA File Number SEP2013-40000195799), based upon a review of an environmental checklist. The City will reconsider the preliminary determination based on timely public comments regarding the checklist and determination that are received by March 29, 2013 and unless modified, the preliminary determination will become final on April 5, 2013.

Notification

Notification for the public hearing has been conducted to reach a broad-based audience, through the following efforts that occurred during March 1-13, 2013:

1. **Public Hearing Notice** – A notice announcing the public hearing on March 20th and the informational session on March 13th was distributed to the City Council, Neighborhood Councils, business district associations, civic organizations, environmental groups, the development community, the Puyallup

Tribal Nation, adjacent jurisdictions, major employers and institutions, City and State departments, the Tacoma Public Library, and other known stakeholders and interested entities. The distribution reached 222 individuals via US mails and 361 individuals via e-mails.

2. **Special Notice** – The 2013 Annual Amendment includes proposed changes in the Comprehensive Plan land use designations for all Mixed-Use Centers and Shoreline Districts (Application #2013-06). The Tacoma Municipal Code (TMC) Section 13.02.057 requires that, for such changes, a special notice of public hearing should be mailed to all property taxpayers within, and within 400 feet of, the subject areas. A special notice on a postcard was mailed to 13,922 property taxpayers identified from the records of the Pierce County Assessor. The special notice was also sent to the above-mentioned 361 e-mail recipients for their information.
3. **Public Notice Signs** – Also pursuant to TMC 13.02.057, public notice signs were installed in the Mixed-Use Centers and Shoreline Districts, one in each center and four in the shoreline areas, with a total of 21 (white, corrugated) signs.
4. **Library** – A request was made to the Tacoma Public Library to make the public hearing notice and the summary of the 2013 Annual Amendment available for patrons' review at all eight branches.
5. **News Media** – An advertisement was placed on The News Tribune on March 8, 2013; a legal notice regarding the environmental determination was placed on the Tacoma Dailey Index on March 6, 2013; and an e-mail news release, "Tacoma News", was issued through the City's Media and Communications Office on March 6, 2013.
6. **60-Day Notices** – A "Notice of Intent to Adopt Amendment 60 Days Prior to Adoption" was sent to the State Department of Commerce (per RCW 36.70A.106), the Puget Sound Regional Council (per the Plan Review Requirements and Process in VISION 2040), and the Joint Base Lewis-McChord (per RCW 36.70A.530(4)). A similar notice was also sent to the City of Tacoma Attorney's Office, requesting for legal opinions on whether the City Council's adoption of the proposed amendments might result in an unconstitutional taking of private property (per RCW 36.70A.370). The notices were sent to these entities more than 60 days prior to the Council's scheduled action on June 11, 2013, so that their comments, if any, can be addressed in a timely manner during the Planning Commission's public hearing process.
7. **Informational Session** – Planning staff conducted a question-and-answer, Informational Session on March 13, 2013, at 5:00-7:00 p.m., in the Council Chambers, to provide an opportunity for interested citizens to learn more about the proposed amendments.
8. **Website** – The public hearing notice and all information associated with the 2013 Annual Amendment are posted on the Planning Services Division's website at www.cityoftacoma.org/planning (under the link to "2013 Annual Amendment").

Next Steps

At the meeting on April 3, 2013, the Planning Commission will review public comments and make modifications to the 2013 Annual Amendment Package accordingly, as appropriate. At the meeting on April 17, 2013, the Commission is scheduled to make a recommendation to the City Council.

If you have any questions, please contact me at 591-5682 or lwung@cityoftacoma.org.

c: Peter Huffman, Interim Director