



## **AGENDA**

**MEETING:** Regular Meeting

**TIME:** Wednesday, January 20, 2016, 4:00 p.m.

**LOCATION:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402

### **A. Call to Order and Quorum Call**

### **B. Approval of Agenda and Minutes of January 6, 2016**

### **C. Public Comments**

Comments must be pertaining to items on the agenda and limited to up to three minutes per speaker.

### **D. Discussion Items**

#### **1. Marijuana Moratorium**

Formulate the findings of fact and recommendation letter concerning the emergency moratorium on new marijuana retail uses and the establishment of marijuana cooperatives enacted by the City Council on January 12, 2016.

(See "Agenda Item D-1"; Brian Boudet, 573-2389, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org))

#### **2. Subarea Plans Implementation**

Review implementation strategies and project activities associated with the three adopted subarea plans of the Downtown Regional Growth Center.

(Ian Munce, 573-2478, [imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org))

### **E. Communication Items & Other Business**

- (1) Planning Manager's Letter to the Community, January 13, 2016, regarding Planning Projects and 2016 Annual Amendment (See "Agenda Item E-1")
- (2) Infrastructure, Planning and Sustainability Committee meeting, January 27, 2016, 4:30 p.m., Room 16; agenda includes: Environmental Action Plan; and Climate Risk Assessment.
- (3) Planning Commission meeting, February 3, 2016, 4:00 p.m., Room 16; agenda includes: Marijuana Regulations; and Tacoma Mall Neighborhood Subarea Plan.

### **F. Adjournment**







## **MINUTES** (Draft)

**TIME:** Wednesday, January 6, 2016, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Chris Beale (Chair), Stephen Wamback (Vice-Chair), Donald Erickson, Meredith Neal, Anna Petersen, Brett Santhuff, Dorian Waller, Scott Winship

### **A. CALL TO ORDER AND QUORUM CALL**

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

### **B. APPROVAL OF AGENDA AND MINUTES OF DECEMBER 16, 2015**

The agenda was approved. Brian Boudet, Planning Services Division Manager, commented that they would need to discuss the marijuana moratorium issue as part of the Communications Items.

The minutes of the regular meeting on December 16, 2015 were reviewed. Chair Beale provided a clarification on page 2 to include that the Commission's statement that it was inconsistent with other land uses in the City to have a cap on the number of retail marijuana stores had been part of a formal letter of recommendation from January 7, 2015. The minutes were approved as amended.

### **C. PUBLIC COMMENTS**

No members of the public came forward to provide comments.

### **D. DISCUSSION ITEMS**

#### **1. 2016 Annual Amendment – Assessment Report**

Stephen Atkinson, Planning Services Division, provided a review of the assessment report for proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2016. Mr. Atkinson commented that the purpose of the discussion was to consider finalizing the 2016 Amendment Work Program and accepting the Assessment Report. The broader work program was reviewed. Mr. Atkinson reported that items prioritized for 2016-2017 included Future Land Use Implementation, Mixed-use Centers Implementation, Steep Slopes and Open Space Corridors, and a Joint Land Use Study with Joint Base Lewis-McChord. Items that would be part of the 2016 Annual Amendments included Future Land Use Implementation Phase 1, Multifamily Zoning District Design Standards, Plan and Code Cleanup, Wireless Facility Code, Short Term Rentals and Bed and Breakfasts, and Sign Code.

Plan and Code Cleanup was discussed. Mr. Atkinson reported that cleanups would include changes throughout the code for consistency with the new plan; limited Shoreline amendments including standards for expansion and buffer reduction parameters; improvements for permit notifications; examination of whether they should accommodate certain kinds of nonconforming uses in neighborhoods; and Signature Trail connections to ensure multi-modal connectivity.

Wireless Facilities were discussed. There were potential revisions to comply with new Federal legislation requiring that local jurisdictions are approving collocations, replacement, or removal of wireless transmission facilities. Mr. Atkinson commented that there would likely be revisions for Conditional Use Permits and major modifications. Mr. Boudet commented that one of the things that they were going to incorporate was making collocation on existing towers easier.

Short Term Rentals and Bed & Breakfasts were discussed. Mr. Atkinson noted that current standards were restrictive in single family zoning districts with no distinction between short and long term. He commented that there were potential concerns with commercial use in residential areas, tenant behavior, and maintaining residential character.

Sign Code was discussed. Mr. Atkinson reviewed that a U.S. Supreme Court case that had affirmed that local jurisdictions could not regulate sign content. In response, they would need to look at the purpose statement for regulating signs; review all definitions to ensure they are not based on content; make sure the severability clause covers sign code if anything is invalid; add a substitution clause; and consider other limited cleanup items. Mr. Boudet noted that there was an opportunity to address additional issues in the sign code including onsite digital signs and whether height limits should be reduced for free standing signs on pedestrian streets in Mixed-Use Centers. Commissioner Petersen requested that they address temporary signage including sandwich board signs and feather signs. Mr. Boudet noted that there were recent code amendments addressing both and that it might be a code enforcement issue.

Multifamily Design Standards for R-3, R-4L, and R-4 districts were discussed. Mr. Atkinson commented that there was an opportunity to look at the R-3, R-4, and R4L districts in conjunction with infill design guidelines work to consider recommendations for zoning standards in those districts to ensure they are getting the desired orientation and design. Mr. Atkinson commented that if they could agree on core standards, it would help them look at multifamily in commercial zones as well.

Future Land Use Implementation was discussed. Mr. Atkinson noted that for Phase 1 they had considered sites that could be accomplished within the timeframe, had known permit issues or development trends, are not typically key corridor sites, and are not generally commercial properties. Mr. Atkinson discussed the following areas:

- Knob Hill was an area that had been a lingering inconsistency between the policies and the intent of the regional growth center and the zoning currently in place. They were unable to do site-specific rezones in the area due to it being in the Downtown Regional Growth Center.
- North of Tacoma Community College had a number of opportunities to look at the elementary school, some issues along the corridor, and how the residential zoning relates to the commercial zoning along 6<sup>th</sup> Avenue.
- Cheney was zoned R2 single family, requiring CUPs for development at the High School and Cheney Stadium. There was a lot of potential along 19<sup>th</sup> with possible ST3 expansion and some lingering permit issues to be discussed.
- The McKinley Substation within the McKinley mixed-use center had a split zoned parcel that had been a lingering issue for finding development or use for the site.
- The STAR and SERA had a historic M-1 zoning and there was an opportunity to look at where the appropriate boundaries and transitions should be in the area.
- For Nielsen Pacific Mr. Atkinson noted 33 acres of vacant land and an abrupt transition from Manufacturing Industrial to Multifamily zoning. There were also a number of split zoned parcels that were zoned both M-2 and R-3.
- For Pearl and 33<sup>rd</sup> there was potential capacity for limited multifamily in an area that was currently R-2 zoned and was historically low density.
- Franke Tobey Jones was a retirement community that had an upcoming application for a site specific rezone anticipated in June 2016. The area was zoned R-3 PRD with an R-4 PRD in the middle. The applicant was seeking a site specific rezone to expand the R-4 PRD area.
- For Wapato Lake, the concept was to consider commercial zoning along 72<sup>nd</sup> and potential neighborhood commercial zoning along a portion of the lake. Commissioner Santhuff requested that they provide the Metro Parks master plan for Wapato Lake Park. Chair Beale expressed concern about the possibility of general commercial being visible from the park. He suggested that a review of development standards for neighborhood commercial and what they could expect to see if redevelopment occurs would be helpful. Mr. Atkinson responded that he would return with more detail on the item and that if the Commission felt further analysis or public involvement was needed they could postpone the item until the next year.

Mr. Atkinson reviewed the findings in the assessment report and noted that the staff recommendation was for the Commission to accept all the applications at this time, adding that they would return with more detail on each of the applications.

Commissioner Erickson requested an amendment to the City Code (Tacoma Municipal Code Chapter 13.02) for situations where the City Council might request a staff alternative to make the process transparent, keep the Planning Commission informed, and allow for public comment. Mr. Boudet commented that it could be incorporated into the cleanups as a clarification of the process.

Commissioner Winship motioned to accept the applications with the addition of the proposed process amendment. Commissioner Petersen Seconded. Vice-Chair Wamback amended the motion to incorporate Mr. Atkinson's comment that if the initial scoping process determines that they are in need of additional time, effort, or public process, then the potential area wide rezones could continue to the 2016-2017 cycle. The motion as amended was approved unanimously.

#### **E. COMMUNICATION ITEMS & OTHER BUSINESS**

Mr. Boudet reported that the City Council had adopted Resolution No. 39356 on January 5, initiating the process to consider a temporary moratorium on new marijuana retail uses, setting a public hearing date for January 12, and referring the issue to the Planning Commission. The Commission had been asked to provide findings of fact and a recommendation concerning the proposed moratorium to the Council by January 20. Mr. Boudet commented that the purpose of the moratorium was to make sure additional stores are not licensed before the City completes the process of finalizing the new regulations. He added that the Commission could consider whether to include production and processing in the moratorium, but staff wasn't recommending it currently. Vice-Chair Wamback felt that the Commission had not been given clear authority by the City Council to discuss marijuana cooperatives. Mr. Boudet responded that in their letter of recommendation the Commission could choose to express concern that cooperatives might be established before the end of the legislative process and whether they should be included in the moratorium. Discussion ensued. Commissioner Neal requested that comments from the City Council's Public Hearing be provided to the Commission.

Lihuang Wung, Planning Services Division, reported that the Infrastructure, Planning, and Sustainability Commission had recommended a new Commissioner, Mr. Jeff McInnis, to fill the Development Community position, scheduled for Council appointment on January 12. Mr. McInnis had been invited to an orientation session prior to the next Planning Commission meeting in Room 16 at 3:00 p.m.

#### **F. ADJOURNMENT**

At 5:30 p.m., the meeting of the Planning Commission was concluded.





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-1**

**To:** Planning Commission  
**From:** Brian Boudet, Manager, Planning Services Division  
**Subject:** **Marijuana Moratorium**  
**Date of Meeting:** January 20, 2016  
**Date of Memo:** January 13, 2016

The City Council adopted Resolution No. 39356 on January 5, 2016, initiating the process to consider a temporary moratorium on new marijuana retail uses and the establishment of marijuana cooperatives. The Council conducted a public hearing on January 12, and upon conclusion of the hearing, adopted Substitute Ordinance No. 28343 to enact the moratorium as an emergency. Per Resolution No. 39356, the Council also requested the Planning Commission to develop findings of fact and a recommendation concerning the moratorium by January 20.

Attached to facilitate the Commission's deliberation at the next meeting on January 20 are a copy of Substitute Ordinance No. 28343 (Resolution No. 39356 was handed out at the last meeting on January 6) and a draft letter, which is based on the Commission's discussion at the last meeting, to support the Commission's finalization of its findings of fact and recommendations.

If you have any questions, please contact me at (253) 573-2389 or [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org).

Attachments

c: Peter Huffman, Director





## SUBSTITUTE ORDINANCE NO. 28343

1 SubAN ORDINANCE relating to land use regulations; enacting an immediate  
2 temporary moratorium on new marijuana retail uses and the establishment of  
3 marijuana cooperatives for a period of six months or until earlier terminated if  
4 the City's marijuana-related regulations are updated.

5 WHEREAS State Initiative 502 ("I-502"), approved by Washington voters in  
6 November 2012, provides a framework for licensing and regulating the production,  
7 processing, and retail sale of recreational marijuana, and

8 WHEREAS, in February 2015, the City adopted pertinent land use  
9 regulations based on available information at the time in order to provide policy and  
10 regulatory guidance and facilitate the review of recreational marijuana license  
11 applications within City limits, and

12 WHEREAS the State Legislature enacted the Cannabis Patient Protection  
13 Act in 2015, establishing regulations for the formerly unregulated medical marijuana  
14 system and aligning it with the existing recreational system, and

15 WHEREAS, in response to changes in state law adopted in the last  
16 legislative session, the State Liquor and Cannabis Board has been working through  
17 its rulemaking process to establish the administrative procedures and standards for  
18 integration of medical marijuana into the existing recreational marijuana  
19 marketplace, and, as part of that process, the state is looking to expand the existing  
20 cap on retail marijuana stores in Tacoma at an earlier pace than the City  
21 anticipated, promulgate other potential rule changes, and establish a new class of  
22 use, the marijuana cooperative, and

23 WHEREAS the City's existing regulations were adopted in response to I-502  
24 and associated state rules regarding the recreational marijuana marketplace, and  
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1 were not necessarily designed to address the subsequent changes made by the  
2 state regarding medical marijuana, including a potential significant increase in the  
3 number of stores allowed at a sooner date than anticipated, and the potential  
4 incorporation of new uses, and

5 WHEREAS the state is, at this present time, processing applications for retail  
6 marijuana uses potentially in excess of the number previously approved, and there  
7 are concerns regarding the potential issuance of additional applications under the  
8 City's existing regulations, and

9 WHEREAS, in order to preserve the City's regulatory authority and the  
10 validity of its legislative process, it is necessary to put a temporary hold on the  
11 establishment of new marijuana retail uses and the establishment of marijuana  
12 cooperatives until the currently in process reevaluation has completed, and

13 WHEREAS the City Council and Planning Commission have begun the  
14 process of developing appropriate revisions to the Land Use Regulatory and  
15 Nuisance Codes, and the Planning Commission is expected to forward its  
16 recommendations to the City Council in March 2016, with final Council  
17 consideration to occur in April or May of 2016, and

18 WHEREAS the City Council intends to enact an immediate temporary  
19 moratorium on new marijuana retail uses and the establishment of marijuana  
20 cooperatives in order to allow adequate time for local policy discussion at the  
21 Planning Commission and City Council levels, and

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1 WHEREAS the proposed immediate moratorium, if enacted, would expire  
2 within six months or upon completion of the regulatory amendment process  
3 currently going through the Planning Commission, and

4 WHEREAS, on January 5, 2016, the City Council adopted Resolution  
5 No. 39356; setting a public hearing on January 12, 2016; considering first and final  
6 readings of the ordinance under consideration on, respectively, January 12 and  
7 January 26, 2016; and requesting the Planning Commission to develop findings of  
8 fact and a recommendation by January 20, 2016, regarding the proposed  
9 temporary moratorium, and  
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11 WHEREAS, because of what appears to be the impending issuance of  
12 additional marijuana retail licenses in the City, even prior to the City's originally  
13 scheduled final reading date for this ordinance, the City Council finds it appropriate  
14 to expedite the enactment of this ordinance on an emergency basis in accordance  
15 with RCW 36.70A.390 and Tacoma Municipal Code 13.02.055; Now, Therefore,  
16

17 **BE IT ORDAINED BY THE CITY OF TACOMA:**

18 Section 1. Because of significant legal issues involved and the need for  
19 additional staff analysis and the impending issuance of new licenses for marijuana  
20 retail sales in the City, the City Council hereby enacts a temporary moratorium on  
21 new marijuana retail uses and a prohibition on the establishment of marijuana  
22 cooperatives in the City of Tacoma.  
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24 Section 2. That pursuant to the provisions of RCW 36.70A.390, a  
25 moratorium is hereby imposed on the filing, acceptance, and processing of  
26 applications for licenses, and land use, building permits or other development



1 permits associated with the establishment, location, or permitting of retail sales of  
2 marijuana, except as related to the continued operation of the existing, State and  
3 City-licensed recreational marijuana retail establishments in the City, and the  
4 establishment of marijuana collectives.

5 Section 3. That this moratorium shall be in effect for six (6) months following  
6 the effective date of this ordinance, and may be renewed as provided by law.

7 Section 4. That, pursuant to Section 13.02.055 of the Tacoma Municipal  
8 Code, the City Council hereby refers this moratorium to the Planning Commission  
9 for its review and to develop findings of fact and a recommendation regarding the  
10 moratorium, including the need for and duration of the moratorium, by  
11 January 20, 2016, or as soon thereafter as feasible, but in no event later than  
12 March 10, 2016.

13 Section 5. That as required by RCW 36.70A.390, and based on the public  
14 hearing held January 12, 2016, within sixty (60) days of passage of this ordinance  
15 the City Council will adopt all necessary findings required by law.

16 Section 6. That this Ordinance shall be transmitted to Washington State  
17 Department of Commerce, pursuant to RCW 36.70A.106.

18 Section 7. That for the reasons set forth above, and to promote the  
19 objectives stated above, the City Council finds that a public emergency exists,  
20 necessitating that this ordinance take effect immediately upon its passage and  
21 publication.

22 Section 8. That if any section, subsection, paragraph, sentence, clause, or  
23 phrase of this ordinance, or its application to any person or situation, should be held  
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to be invalid or unconstitutional for any reason by a court of competent jurisdiction,  
such invalidity or unconstitutionality shall not affect the validity or constitutionality of  
the remaining portions of this ordinance or its application to any other person or  
situation.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney





City of Tacoma  
Planning Commission

Draft for Planning Commission's  
Consideration on January 20, 2016

January 20, 2016

The Honorable Mayor and City Council  
City of Tacoma  
747 Market Street, Suite 1200  
Tacoma, WA 98402

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,

The City Council adopted Resolution No. 39356 on January 5, 2016, initiating the process to consider a temporary moratorium on new marijuana uses. As part of the process, the Council conducted a public hearing on January 12 and was scheduled to enact the moratorium on January 26. However, following the public hearing, and in light of the urgent nature of the matter, the Council adopted Substitute Ordinance No. 28343 on January 12, enacting the moratorium as an emergency measure, effective immediately. The ordinance clarified that the moratorium would also prohibit the establishment of marijuana cooperatives.

Per Resolution No. 39356, the Council requested the Planning Commission to develop findings of fact and recommendations concerning the moratorium by January 20. In response to the Council's request, and pursuant to the Tacoma Municipal Code, Section 13.02.055, the Commission hereby provides the following findings and recommendations:

**Findings of Fact**

The purpose of the moratorium is to provide adequate time for the City to update its marijuana-related regulations in response to the State Cannabis Patient Protection Act of 2015, which strives to integrate medical marijuana into the existing recreational marijuana marketplace that has been established over the past few years in response to the voter-approved Initiative 502.

As noted in our letter of recommendation, dated January 7, 2015, the Commission recognizes that additional code changes are likely to be necessary now that the State Legislature has taken action to address medical marijuana. The Commission has already begun the process of reviewing and developing potential changes to the Land Use Regulatory Code in response to the Cannabis Patient Protection Act and the associated State rules, which are still under development, and expects to forward our recommendations to the City Council in March 2016, well before the termination of the 6-month moratorium.

Staff has indicated that the State has again begun reviewing and issuing licenses for additional marijuana retail stores. Allowing such applications to be reviewed under the current regulations would undermine the City's authority to determine the appropriate local community standards under which such additional stores and uses should be allowed.

Additionally, the Commission acknowledges and concurs with the facts, background information and rationale for the enactment of the moratorium outlined in the legal recitals of Resolution No. 39356 and Substitute Ordinance No. 28343.

**Recommendations**

In order to protect the legitimacy and viability of the City's legislative process, the Commission feels that the moratorium is necessary and warranted and the adopted duration is appropriate for the City to accomplish the update of the marijuana-related regulations.

The Commission looks forward to completing our portion of the code review and amendment process in short order, so that the City can provide clear regulatory guidance to the community and those interested in operating these types of businesses. This will help ensure that there is reasonable access to both recreational and medical marijuana in a responsible way that balances this community's multiple goals and encourages the ongoing, critical shift from access through the grey and black markets towards access through licensed, regulated operations. It is with this thought in mind that we provide the above findings of fact and recommendations for your consideration.

Sincerely,

CHRIS BEALE  
Chair



City of Tacoma  
Planning and Development Services

Agenda Item  
E-1

***Letter to the Community***  
***Re: Planning Projects and 2016 Annual Amendment***

January 12, 2016

Dear Community Members:

Season's greetings! I hope that 2015 has been a productive year for you all and wish the New Year brings you health, prosperity and happiness.

We in the Planning Services Division look forward to your continued support and shared efforts to realize the City of Tacoma's vision and our goal to guide community growth and development in a manner that protects environmental resources, enhances quality of life, promotes distinctive neighborhoods and a vibrant downtown, and involves citizens in the decisions that affect them.

We also want to keep you informed of some of the significant planning projects we are working on, such as the Marijuana Regulations, Tacoma Mall Neighborhood Subarea Plan, Capital Facilities Plan Update, Infill Pilot Program Design Guidelines, Unified Development Code Update, and coordination on local and regional projects, just to name a few. More information about these and many other planning projects can be viewed at the Planning Services Division's home page at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning).

In particular, I would like to call your attention to the "2016 Annual Amendment." As many of you know, every year the City considers amendments to its Comprehensive Plan and Zoning Code through a consolidated package, which we refer to as the "Annual Amendment." The 2016 Annual Amendment package contains the following six important proposals (or "applications"):

1. Future Land Use Implementation and Area-wide Rezones – Phase 1
2. Multifamily Design Standards
3. Plan and Code Cleanup
4. Wireless Facility Code
5. Short Term Rentals and Bed-and-Breakfasts
6. Sign Code Minor Amendments

The Tacoma Planning Commission is currently in the process of reviewing the staff analyses for individual applications. Based on our tentative schedule, the Commission will conduct a public hearing in May and make a recommendation to the City Council in June, and the Council will conduct its review and adoption of the proposed amendments in June-July 2016.

This is an opportune time for you weigh in on the 2016 Annual Amendment or to learn more about the potential changes being considered. Here are just a few ways to get involved or stay informed:

- Visit the Planning Services Division's website at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning), and click on "2016 Annual Amendment" (or click on any other link to review the various exciting projects).

## Letter to the Community

RE: Planning Projects and 2016 Annual Amendment

January 12, 2016

Page 2

- E-mail us at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) or call us at (253) 591-5531.
- Get on the Planning Commission's E-mail Distribution List to receive the Commission's meeting agendas twice a month and other announcements.
- Request a meeting with staff. You are welcome to visit us at the Tacoma Municipal Building, or we are happy to come to meetings of your affiliations to provide a briefing on any of these subjects and solicit your comments, concerns and suggestions.
- In addition, please keep your eyes out for a public notice pertaining to the Future Land Use Implementation – Phase 1. Staff will be sending out an early notice to potentially affected properties regarding the scope of work for that annual amendment application.

Attached for your review is a summary of applications and the project schedule for the 2016 Annual Amendment. If you have any questions about any of these applications or would like additional information about them, please do not hesitate to contact us.

Sincerely,



BRIAN BOUDET, MANAGER  
Planning Services Division

### Attachments

c: Peter Huffman, Director

*This letter is distributed to the following organizations:*

- Planning Commission (Lihuang Wung)
- Blue Ribbon Panel (Sue Coffman)
- Sustainable Tacoma Commission (Kristin Lynett)
- Transportation Commission (Jennifer Kammerzell)
- Foss Waterway Development Authority (Su Dowie)
- Growth Management Coordination Committee (Toni Fairbanks)
- Tacoma Public Utilities (Vikki Lawson)
- MetroParks Tacoma (Nancy Davis)
- Port of Tacoma (Evette Mason)
- Tacoma School District (Ethelda Burke)
- Bates Technical College (Marty Mattes)
- Tacoma Community College (Pamela Transue)
- University of Washington Tacoma (Milt Tremblay)
- Tacoma-Pierce County Affordable Housing Consortium (Denny Hunthausen)
- Tacoma-Pierce County Chamber of Commerce (Gary Brackett)
- Master Builders Association of Pierce County (Jeremiah LaFranca)
- Association of General Contractors – Southern District (Tim Attebery)
- Cross-Cultural Collaborative of Pierce County (Maria Salado)
- Downtown Merchants Group (Judi Hyman)
- Green Tacoma Partnership – Forterra (Gene Duvernoy)
- Tacoma Urban Land Trust ([tacomaurbanlandtrust@gmail.com](mailto:tacomaurbanlandtrust@gmail.com))
- Hillside Development Council (Milt Tremblay)
- Tacoma Waterfront Association (Jayna Marshall)
- Tacoma-Pierce County Association of Realtors (Catherine Rudolph)
- Walk the Waterfront (Lara Herrmann)
- Citizens for a Healthy Bay (Bill Anderson)
- 6<sup>th</sup> Avenue Business District (Daniel Smith)
- Dome Business District (Janice McNeal)
- Fern Hill Business District (Kim Anderson)
- Hilltop Business District (Kevin Grossman)
- Lincoln Business District (Debbie Bingham)
- McKinley Hill Business District (Shari Hart)
- Oakland-Madrona Business District (Debbie Bingham)
- Old Town Business District (Ruth Dalenius)
- Pacific Avenue Business District (John Hoover)
- Portland Avenue Business District (Carol Wolfe)
- Proctor Business District (Gail Caldwell)
- Ruston/Point Defiance Business District (John Trueman)
- South Tacoma Business District (Brenda Truman)
- Stadium Business District (Leah Knoll)
- Tacoma Narrows Business District (Shari Hart)
- Cross District Association (Kevin Grossman)
- Central Neighborhood Council ([Chair@cnc-tacoma.com](mailto:Chair@cnc-tacoma.com))
- Eastside Neighborhood Council (ENACT) (Lynnette Scheidt)
- New Tacoma Neighborhood Council (Elizabeth Burris)
- North End Neighborhood Council ([chair@nenc.org](mailto:chair@nenc.org))
- Northeast Neighborhood Council (John Thurlow)
- South End Neighborhood Council (Earl Brysdon)
- South Tacoma Neighborhood Council (Skip Vaughn)
- West End Neighborhood Council (Ginny Eberhardt)
- Community Council of Tacoma (Andy Morhorst)
- Tacoma Neighborhoods Together (Bill LaVergne)
- South Sound Military & Communities Partnership (Tiffany Speir)



## 2016 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

### SUMMARY OF APPLICATIONS

January 6, 2016

APPLICATION	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
<b>1. Future Land Use Implementation – Phase 1</b>	Planning & Development Services Department (PDS)	Plan & Code Amendment	This will be phase 1 of a multi-year effort to implement the Future Land Use Map of the Comprehensive Plan by evaluating inconsistencies between the Comprehensive Plan and the Zoning map and to rectify the inconsistencies. The first phase will be limited in scope due to the compressed time frame for the 2016 amendments. A –
<b>2. Multifamily Design Standards</b>	PDS	Code Amendment	Review and amend the development standards for the R-3, R-4L, and S-4 Zoning Districts to ensure consistency with Comprehensive Plan policies pertaining to street and pedestrian orientation, connectivity, building design, site layout, and off-site transitions.
<b>3. Plan and Code Cleanup</b>	PDS	Plan & Code Amendment	The code cleanups include: <ul style="list-style-type: none"> <li>• Amendments to TMC 13.06 to ensure consistency with the Comprehensive Plan;</li> <li>• Limited amendments to the Shoreline Master Program TMC 13.10;</li> <li>• Signature Trail connections;</li> <li>• Permit notification;</li> <li>• Nonconforming uses.</li> </ul>
<b>4. Wireless Facility Code</b>	PDS	Code Amendment	Evaluate the code in response to recent Federal legislation that identified wireless facilities as an important basic infrastructure and to make sure local jurisdictions don't put these facilities through any unnecessary or punitive processes.
<b>5. Short Term Rentals and Bed-and-Breakfasts</b>	PDS	Code Amendment	Evaluate whether there should be limitations on what might be considered a commercial operation in residential zones.
<b>6. Sign Code Minor Amendments</b>	PDS	Code Amendment	Evaluate the implications of a recent Supreme Court case from Arizona that might have some effects on how many distinctions can be made in the code. Conduct other clean up actions as necessary.



## 2016 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

### SCHEDULE (As of January 6, 2016)

**Color Keys:**

City Council
Council Standing Committees
Planning Commission
Staff

Date	Actions
November 4, 2015	<b>Planning Commission</b> – Planning Work Program for 2016-2017, including the 2016 Annual Amendment Package (potential issues)
December 9	<b>Infrastructure, Planning and Sustainability Committee</b> – Review Planning Work Program for 2016-2017
January – June 2016	<b>Public Outreach</b> (including community workshops, meetings with Neighborhood Councils and stakeholders, and correspondence and online communications)
January 6, 2016	<b>Planning Commission</b> – Review and approve the Assessment Report that contains scope of work, key issues, and schedule
Feb. 3 & 17 Mar. 2, 16 & 30	<b>Planning Commission</b> – Review various proposed amendments
Feb. 24 & Mar.	<b>Infrastructure, Planning and Sustainability Committee</b> – Progress check and feedback
Mar. 7 & Apr. 4	<b>Neighborhood and Housing Committee</b> – Progress check and feedback
April 6	<b>Planning Commission</b> – Release proposal package for public review, and set a public hearing date
April 26	<b>City Council Study Session</b> – Review 2016 Annual Amendment Package prior to Planning Commission's public hearing
April 27	<b>Community Informational Meetings</b> – Pre-hearing informational session
May 4	<b>Planning Commission</b> – Public Hearing; keep the hearing record open through May 13 to accept written comments.
May 11	<b>Infrastructure, Planning and Sustainability Committee</b> – Review comments received at the Planning Commission's public hearing
May 16	<b>Neighborhoods and Housing Committee</b> – Review comments received at the Planning Commission's public hearing
May 18	<b>Planning Commission</b> – Review public comments and consider modifications to the proposal
June 1	<b>Planning Commission</b> – Recommendations to the City Council
June 8	<b>Infrastructure, Planning and Sustainability Committee</b> – Review Planning Commission's recommendations and consider any potential modifications
June 16	<b>Community Informational Meeting</b> – Pre-hearing informational session
June 20	<b>Neighborhoods and Housing Committee</b> – Review Planning Commission's recommendations
June 21	<b>City Council</b> – Study Session and Public Hearing
June 22	<b>Infrastructure, Planning and Sustainability Committee</b> – Debriefing Council hearing comments and making a recommendation
June 28	<b>City Council</b> – First reading of ordinances adopting proposed amendments
July 12	<b>City Council</b> – Final reading of ordinances
July 21	<b>Notice of Adoption</b> (within 10 days) to State DOC and PSRC
July 31, 2016	<b>Effective Date</b> of adopted amendments