



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Peter Huffman, Director, Planning and Development Services  
 Brian Boudet, Planning Manager, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution on May 15, 2018 – Set Public Hearing for June 5, 2018  
**DATE:** May 4, 2018

**SUMMARY:**

Setting Tuesday, June 5, 2018, as the date for a public hearing regarding the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2018 Amendment”) as recommended by the Planning Commission on May 2, 2018.

**STRATEGIC POLICY PRIORITY:**

The 2018 Amendment supports the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Growth Management Act requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with State, regional and local planning mandates and guidelines.

Prepared pursuant to the Growth Management Act, the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2018 Amendment”) as reviewed by the Planning Commission, through an extensive and inclusive public engagement process, including a public hearing conducted on April 4, 2018. The Planning Commission is scheduled on May 2, 2018 to make its recommendation on the 2018 Amendment to the City Council.

The 2018 Amendment includes seven subjects, of which five are recommended for adoption, one is not recommended for adoption, and one is being forwarded to the City Council with no recommendation, as summarized below:

APPLICATION	AMENDMENT TYPE	RECOMMENDATION
<b>1. CAR WASH USES IN NEIGHBORHOOD CENTERS</b>		
This is a private application that would amend TMC 13.06.300 to allow Vehicle Service and Repair uses, including car washing facilities, within the Neighborhood Commercial Mixed-use (NCX) Zoning District as a conditional use subject to the conditional use criteria.	Code	Not Recommended for Adoption
<b>2. VEHICLE SERVICE AND REPAIR: OUTDOOR STORAGE</b>		
This is a private application to allow outdoor storage associated with vehicle service and repair uses within the C-2 Commercial Zoning District.	Code	Recommended for Adoption



<b>3. S. 80<sup>TH</sup> STREET PDB REZONE</b>		
This proposal would rezone five properties flanked by S. 80th and S. 78th Streets to M-1 Light Industrial with a related Comprehensive Plan Future Land Use Map Amendment to a Light Industrial land use designation. The proposal would also amend landscaping/buffering standards for industrial uses abutting residential zones.	Plan, Code and Rezone	Recommended for Adoption
<b>4. C-2 COMMERCIAL VIEW SENSITIVE DISTRICT HEIGHT METHODOLOGY</b>		
This proposal would amend how building height is measured in all C-2 (Commercial) zoning districts with a VSD (view sensitive district) overlay zone.	Code	No Recommendation
<b>5. TRANSPORTATION MASTER PLAN</b>		
This proposal would amend the definitions, project lists, performance measures of the Transportation master Plan, as well as account for recent initiatives completed since 2015, including the Environmental Action Plan and Pedestrian Safety Improvement Project, and increased funding opportunities.	Plan	Recommended for Adoption
<b>6. OPEN SPACE CORRIDORS – PHASE 1</b>		
The proposal would amend TMC 13.11 Critical Areas to establish standards for Biodiversity Corridors/Areas as a subset of current standards for Fish and Wildlife Habitat Conservation Areas, to provide more predictable parameters for development while ensuring no-net-loss of ecological functions. Additional amendments are proposed for consistency to TMC 9.19 Trees and Shrubs – Planting, TMC 13.04 Platting and Subdivisions, and TMC 13.05 Permit Procedures.	Code	Recommended for Adoption
<b>7. CODE AND PLAN CLEANUPS</b>		
The proposed amendment would revise various sections of the Tacoma Municipal Code (TMC), to address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the code, are found to be unclear or not fully meeting their intent. The proposal would also amend the Urban Form and the Design and Development elements of the One Tacoma Comprehensive Plan.	Plan and Code	Recommended for Adoption

**ISSUE:**

Pursuant to TMC 13.02.045, the City Council shall hold a public hearing on the proposed 2018 Amendment, as recommended by the Planning Commission, prior to their adoption.



**ALTERNATIVES:**

According to the general timeline established for the 2018 Amendment, the City Council is scheduled to conduct a public hearing on June 5<sup>th</sup>, followed by the first reading of adopting ordinances on June 19<sup>th</sup> and the final reading on June 26<sup>th</sup>. Alternatively, the public hearing could be held on a later date, such as June 12<sup>th</sup> or 19<sup>th</sup>. However, the proposed schedule is intended to provide the Council with sufficient time to review testimony prior to the first reading of ordinances. Completing the 2018 Amendment by the end of June also allows the 2019 Amendment process to begin in a timely manner.

**RECOMMENDATION:**

A resolution setting Tuesday, June 5, 2018, as the date for a public hearing on the proposed 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code, as recommended by the Planning Commission.

**FISCAL IMPACT:**

There is no fiscal impact.