



**TO:** T.C. Broadnax, City Manager  
**FROM:** Molly Harris, Senior Planner, Planning and Development Services Department  
 Peter Huffman, Director, Planning and Development Services Department  
**COPIES:** City Council and City Clerk  
**SUBJECT:** Resolution – Set Public Hearing Date for Proposed Live/Work and Work/Live Code Amendments – September 1, 2015  
**DATE:** August 25, 2015

**SUMMARY:**

Adopting a resolution on September 1, 2015 to set September 29, 2015 as the date for a public hearing concerning the proposed adoption of code amendments pertaining to live/work and work/live units.

**STRATEGIC POLICY PRIORITY:**

The development of code amendments related to live/work and work/live units is best aligned with the following strategic policy priority:

- Foster neighborhood, community, and economic development vitality and sustainability.

**BACKGROUND:**

Live/work and work/live units are types of mixed-use development that can help eliminate the need to commute to work, provide more affordable work and housing space, and support the creation of new businesses by expanding entrepreneurial opportunities. In 2012, the City Council adopted, live/work and work/live code amendments to promote these community goals, with a particular emphasis on the adaptive reuse of existing buildings in Downtown Tacoma and the City’s other Mixed-Use Centers.

The proposed amendments are intended to be incremental to and build upon the amendments that were adopted in 2012. This proposal is a packaged code amendment project that includes revisions to the Building Code, Tax and License Code, and Land Use Regulatory Code that are designed to provide some additional flexibilities for this type of use and better tailor those incentives to promote this use within older, underutilized buildings. These changes are largely based on recommendations from a recently finalized consultant study on code compatibility, which identified additional code changes that could further facilitate this type of use.

**ISSUE:**

The City Council is required to hold a public hearing before considering changes to the Land Use Regulatory Code. However, this proposal involves a package of amendments affecting the Land Use Regulatory Code, as well as the Tax & License and Building Codes. The intent is to hold one public hearing addressing the complete code amendment package.

**ALTERNATIVES:**

There are no specific alternatives being considered at this time. Potential alternatives may arise depending on the public input received at the hearing. A review of the public input is planned for the Infrastructure, Planning, and Sustainability Committee meeting on October 14, 2015, prior to Council’s consideration of an adopting ordinance (first and second readings are anticipated to occur on October 20 and 27, 2015, respectively).

**RECOMMENDATION:**

Staff recommends setting September 29, 2015 as the date for a public hearing on the proposal.



**FISCAL IMPACT:**

**There is no fiscal impact.**