



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: Ordinance – Adopting the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code – Requested City Council Date: June 19, 2018.
DATE: June 14, 2018

SUMMARY:

Adopting the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code as recommended by the Planning Commission, and amending the Tacoma Municipal Code accordingly.

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”) was 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 put forward its recommendation on May 2, 2018, as documented in the Commission’s Findings of Fact and Recommendations Report.

The 2018 Amendment includes six exhibits proposed for adoption. The following table summarizes the exhibits and the Commission’s recommendation.

| APPLICATION | AMENDMENT TYPE | RECOMMENDATION |
|---|-----------------------|--------------------------|
| 1. VEHICLE SERVICE AND REPAIR: OUTDOOR STORAGE | | |
| 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 |
| 2. S. 80TH STREET PDB REZONE | | |
| 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 |



3. C-2 COMMERCIAL VIEW SENSITIVE DISTRICT HEIGHT METHODOLOGY

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|---|------|-------------------|
| 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 |
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4. TRANSPORTATION MASTER PLAN

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|---|------|--------------------------|
| 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 |
|---|------|--------------------------|

5. OPEN SPACE CORRIDORS – PHASE 1

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|---|------|--------------------------|
| 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 |
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6. CODE AND PLAN CLEANUPS

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|---|---------------|--------------------------|
| 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 |
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ISSUE:

Public comments to the Planning Commission were primarily focused on the proposed allowance for car wash uses and other vehicle service and repair facilities within the NCX Zoning District and concerns around the potential impacts associated with modifications to the height methodology for the commercial view sensitive district properties. The City Council conducted a public hearing on June 5 and discussed the public comment and testimony at a study session on June 12.

ALTERNATIVES:

The City Council could approve or make amendments to the ordinance or exhibits, or the City Council could consider removing an application from the amendment package and remanding it back to Planning staff and Commission.



RECOMMENDATION:

Conduct the first reading of an ordinance on June 19, followed by the final reading on June 26, 2018 to adopt the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code including amendments to Tacoma Municipal Code Title 9, and to set the effective date of the legislation as July 18, 2018.

FISCAL IMPACT:

There is no fiscal impact.