



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services
 Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing Date for 2016 Annual Amendment – Requested City Council Date: June 28, 2016
DATE: June 7, 2016

SUMMARY:

Adopting a resolution to set July 19, 2016 as the date for a public hearing concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2016 (“2016 Annual Amendment”), as recommended by the Planning Commission.

STRATEGIC POLICY PRIORITY:

The 2016 Annual Amendment supports the City’s strategic policy priorities to:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

Prepared pursuant to the Growth Management Act, the 2016 Annual Amendment includes five subjects:

APPLICATION	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
1. Future Land Use Implementation-Phase 1	Plan & Code Amendment	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 through Comprehensive Plan amendments or area-wide rezones.
2. Multifamily District Design Standards	Code Amendment	Review and amend the development standards for multifamily building types to ensure consistency with Comprehensive Plan policies pertaining to street and pedestrian orientation, connectivity, building design, site layout, and off-site transitions.
3. Wireless Communication Facilities	Code Amendment	Amend the code for consistency with Federal legislation that identified wireless facilities as important basic infrastructure and to make sure local jurisdictions don’t put these facilities through any unnecessary or punitive permit processes.
4. Short Term Rentals	Code Amendment	Establish development regulations for Short-Term Rentals, which includes bed-and-breakfasts.



5. Code Cleanup	Code Amendment	Minor code amendments to improve consistency with and better implement the intent of the Comprehensive Plan. This year, the code cleanups are proposed for Tacoma Municipal Code, Title 1: Administration and Personnel, Chapter 13.05: Land Use Permit Procedures, Chapter 13.06: Zoning, and Chapter 13.10: Shoreline Master Program.
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The Planning Commission has conducted its review of the 2016 Annual Amendment through a public process including public hearings on May 4 and May 18, 2016, and is scheduled to make a recommendation to the City Council on June 15, 2016. Pursuant to TMC 13.02, the City Council is required to conduct a public hearing before enacting any amendments to the Comprehensive Plan and the Tacoma Municipal Code.

Proposed amendments to the Comprehensive Plan and development regulations have been developed consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region (adopted on April 24, 2008 and amended on May 28, 2009);
- Transportation 2040, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
- The Countywide Planning Policies for Pierce County;
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

ISSUE:

Most of the public comments received pertain to specific area-wide rezones proposed by staff as part of the Future Land Use Implementation. The comments have been directed towards rezone proposals for 72nd and S Alaska Street, N 33rd and Pearl, and the Cheney Stadium and Foss High School sites.

ALTERNATIVES:

The Planning Commission is considering alternative area-wide rezone proposals for their recommendation. A final recommendation is expected on June 15, 2016.

RECOMMENDATION:

Set July 19, 2016 as the date for a public hearing on the 2016 Annual Amendment.

FISCAL IMPACT:

There is no fiscal impact.