



TO: Elizabeth Pauli, 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 for Annual Amendments – July 30, 2019
DATE: July 12, 2019

SUMMARY:

A resolution setting Tuesday, August 20, 2019, as the date for a public hearing before the City Council on the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 as recommended by the Planning Commission on June 19, 2019.

STRATEGIC POLICY PRIORITY:

Setting the public hearing for August 20, 2019, would allow adequate time for notifying and engaging interested citizens concerning the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) and is best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

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 2019 Amendment includes the following six applications:

1. Future Land Use Map Implementation – This project seeks to improve the consistency between the One Tacoma Comprehensive Plan and implementing zoning through the consideration of area-wide rezones and Future Land Use Map amendments. Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices in close proximity to schools, parks, transit, and other amenities.
2. Shoreline Master Program Periodic Review – The proposed changes are intended to meet the Shoreline Management Act (SMA) requirement for a periodic review of locally adopted Shoreline Master Programs (SMPs). Local governments must review amendments to the SMA and Ecology rules, evaluate recent changes to the comprehensive plan and development regulations, consider changed circumstances, new information or improved data, then determine if local amendments are appropriate. The SMP is a joint local-state regulatory program, and the Department of Ecology must approve locally-adopted SMPs before they can take effect.
3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan – This proposed amendment formally recognizes the Affordable Housing Action Strategy (AHAS) as an implementation element of the One Tacoma Comprehensive Plan. Developed in 2018, the AHAS is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS is intended



to guide the City's affordable housing strategies, program development, and investments over the next 10 years.

4. Historic Preservation Code Amendments – Proposed code amendments include: (1) Establishment of a citywide demolition review process that would include review of demolition permits for adverse effects to historically significant properties over a certain threshold as well as clarify existing demolition review language in code; (2) Amendments to clarify the nomination and designation process; and (3) Increasing effectiveness of the Historic Conditional Use Permit by clarifying elements of listed properties eligible for Conditional Use, as well as potential expansion of use pallet.
5. Manitou Potential Annexation – Proposed Future Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, to be effective if and when the annexation occurs.
6. Minor Plan and Code Amendments – Minor amendments to various sections of Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code (TMC).

The Planning Commission has completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including two public hearings conducted on May 1 and May 15, 2019. The Commission recommended on June 19, 2019, that the 2019 Amendment be adopted by the City Council.

ISSUE:

Pursuant to TMC 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC.

ALTERNATIVES:

The City Council could set the public hearing for a later date than August 20, 2019, however it would delay the adoption of the 2019 Amendment currently scheduled for September 17, 2019.

RECOMMENDATION:

Staff recommends setting Tuesday, August 20, 2019, as the date for a public hearing before the City Council on the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019.

FISCAL IMPACT:

There is no fiscal impact.