



2023 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

City of Tacoma | Planning and Development Services

City Council Public Hearing
June 27, 2023



1

Agenda



- Annual Amendments Overview
- 2023 Amendment Docket, Process, Timeline, and Community Engagement
- Planning Commission's Recommendations
- Next Steps

2

2

2023 Amendment Docket



Application	Notes	PC Recommendation	
		Adopt	Deny
Mor Furniture Land Use Designation Change	<ul style="list-style-type: none"> From Low Scale Residential to General Commercial at 1.24-acre site 	X	X
Electric Fences	<ul style="list-style-type: none"> Council Directive, Resolution No. 40955 		X
Shipping Containers	<ul style="list-style-type: none"> Council Directive, Resolution No. 40955 	X	
Delivery-Only Retail Businesses	<ul style="list-style-type: none"> In response to new trends in retail sales 	X	
Commercial Zoning Update Phase I	<ul style="list-style-type: none"> In response to Ordinance No. 28798 on MFTE 	X	
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Addressing code conflicts, clarity, state law 	X	

3

3

Community Engagement



Time / Timeline	Actions
October 20, 2022	<ul style="list-style-type: none"> Community Meeting (Mor Furniture)
March 29, 2023	<ul style="list-style-type: none"> Informational Meeting (prep for hearing)
April 5, 2023	<ul style="list-style-type: none"> Planning Commission Public Hearing
On-going	<ul style="list-style-type: none"> Coordination/Communication with Applicant/s
On-going	<ul style="list-style-type: none"> Outreach to community organizations, interested parties
Planning Commission Meetings	<ul style="list-style-type: none"> Written Comments accepted
On-going	<ul style="list-style-type: none"> Website (www.cityoftacoma.org/2023Amendment) Mailbox (Planning@cityoftacoma.org)

4

4

Application: Mor Furniture

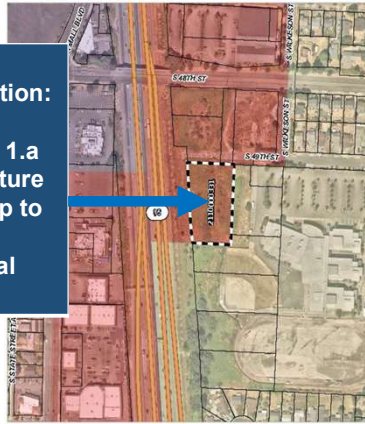


Applicant: Wesco Management, LLC

Location: 1824 S 49th Street

PC Recommendation:

Deny Exhibit 1.a amending Future Land Use Map to General Commercial



PC Recommendation:

Adopt Exhibit 1.b amending Park and Recreation Map



5

5

Application: Electric Fences



- **Draft Land Use Code Amendments:**

- Allow electric fences in C-1 and C-2 Commercial Districts; WR Warehouse Residential District; DMU Downtown Mixed-Use District; and CIX, CCX, and UCX Mixed-Use Districts.
- Allow electric fences for outdoor storage uses only
- Apply limits on height, location, and voltage/amperage
- Require signage and setbacks

- **Planning Commission Recommendation:**

- **NOT recommended for adoption**

6

6

Application: Shipping Containers

Planning Commission's Recommendations:

- **ADOPT** the amendments as proposed:

Temporary Use Amendments

- Expand to allow certain uses, including agricultural uses
- Extend timeframe in non-Residential Districts

Accessory Structure Amendments

- Expand to C-1 and C-2 Commercial Districts, and Parks, Religious Facilities, and Schools
- Standards for size, location, number

Primary Structure (No Amendments)

- Currently allowed but must meet building code
- Explore ways to encourage re-use during Home in Tacoma

7

7

Application: Delivery-Only Retail

Planning Commission's Recommendations:

- **ADOPT** the amendments as proposed
 - Require in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street in a Mixed-use Center
 - Define Commissary Kitchen as a subset of "Retail" uses in the Tacoma Municipal Code land use tables; Retail standards will apply
 - Limit size of Commissary Kitchens on designated pedestrian streets in Mixed-use Centers

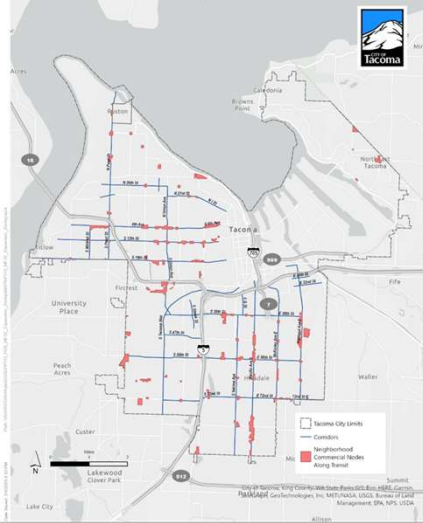


8

8

Application: Commercial Zoning Review

MFTE Expansion Area: Neighborhood Commercial Nodes



- **Planning Commission Recommendation: Adopt as proposed**
- Address gaps in how current standards apply to mixed-use projects in these areas:
 - Yard spaces
 - Tree canopy
 - Setbacks
 - Entrances and weather protection
 - Street level transitions

9

9

Application: Minor Amendments

#	Subject	Objective
1	Standards for Ground-level Utilities	Enhance code clarity and applicability
2	Landmarks Preservation Commission Membership	Maintain consistency with City Charter
3	Critical Areas Preservation Ordinance Clarifications	Enhance code clarity and applicability
4	Home Address Signage	Maintain consistency with State law; Prevent undesired consequences
5	Overlay Zoning Maps	Enhance code clarity and applicability
6	Platting and Subdivision Vesting	Maintain consistency with State permitting
7	Land Use Table Re-organization	Enhance code clarity and applicability

10

10

NEXT STEPS



Date	Actions
June 27, 2023	City Council Public Hearing
July 11, 2023	City Council Study Session (public hearing debrief)
July 25, 2023	City Council First Reading of Ordinances
August 1, 2023	City Council Final Reading of Ordinances



2023 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

City of Tacoma | Planning and Development Services

City Council Public Hearing
June 27, 2023