



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services Department
Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Ordinance – Adopting 2014 Annual Amendment to the Tacoma Municipal Code –
Requested City Council Date: June 24, 2014
DATE: June 6, 2014

SUMMARY:

Adopting the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (or “2014 Annual Amendment”) as recommended by the Planning Commission on May 7, 2014, and amending appropriate chapters of the Tacoma Municipal Code accordingly.

STRATEGIC POLICY PRIORITY:

The 2014 Annual Amendment is best aligned with the following strategic policy priority:

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

BACKGROUND:

Amendments to the Comprehensive Plan and development regulations are considered on an annual basis, as required by the Growth Management Act (RCW 36.70A).

The Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (“2014 Annual Amendment”) are presented in two ordinances and one resolution: one ordinance for amending the Comprehensive Plan (“Plan”), one ordinance for amending the Tacoma Municipal Code (“Code”), and one resolution for adopting implementation strategies of the Plan. This is the second ordinance, pertaining to the proposed Code amendments.

The Planning Commission has completed its review of the 2014 Annual Amendment through a public review process including a public hearing on March 19, 2014, and made a recommendation to the City Council on May 7, 2014, as documented in the *Planning Commission’s Findings and Recommendations Report* (“Report”).

The Planning Commission recommends the following amendments to the Tacoma Municipal Code (TMC):

- (a) Amending Chapter 13.17 of TMC to add the Point Ruston Community Mixed-Use Center to the Designated residential target area list (as referenced as Application #2014-01 in the Report);
- (b) Amending Chapter 13.06 of TMC to clarify that the Development Regulation Agreement process is available for parks, recreation and open space land uses (as referenced as Application #2014-02 in the Report);
- (c) Amending Chapter 13.06 of TMC to address such key regulatory standards as first level use limitations along core pedestrian streets, yard space standards, upper story setbacks, and off-street parking, with the intent to improve development regulations applicable to and support further growth and development within the City’s Mixed-Use Centers (as referenced as Application #2014-04 in the Report);
- (d) Amending Chapters 13.06 and 13.06A of TMC, based primarily on the recommendations of the Council-appointed Affordable Housing Policy Advisory Group, pertaining to parking reductions for affordable and transit-oriented housing types, Accessory Dwelling Units requirements,



parking requirements for Group Housing and Multi-family Housing, and small lot standards, with the intent to facilitate or remove barriers to the development of housing types which are likely to be affordable due to their small size, proximity to transit, and/or the fact that they are infill development in areas with existing infrastructure (as referenced as Application #2014-06 in the Report);

- (e) Amending Chapter 1.37 of TMC to clarify Tacoma Habitat Areas Sending Site qualifications and credit allocation with regards to the administration of the Transfer of Development Rights Program (as referenced as Application #2014-08 in the Report);
- (f) Amending Chapter 13.06 of TMC to add or update provisions pertaining to electric vehicle parking and infrastructure, bicycle start and end of trip infrastructure, setback and height exception for exterior insulation, and low impact development and low impact stormwater management, with the intent to further advance the City's goals for sustainable development and for the promotion of public health and active living (as referenced as Application #2014-09 in the Report);
- (g) Amending Chapters 13.06 and 13.06A of TMC, to revise the Landscaping and Buffering Standards to better address such key provisions as street trees with major street improvements, standards on plant selection, installation and maintenance, and incentives to promote larger tree species and pertinent urban forestry goals (as referenced as Application #2014-10 in the Report); and
- (h) Amending various sections of TMC 13.04, 13.05, 13.06, 13.06A, 13.11, and 13.12 to address inconsistencies, correct minor errors, provide additional clarity, and improve the effectiveness of the land use regulations (as referenced as Application #2014-11 in the Report).

Pursuant to TMC 13.02 and the Growth Management Act, the City Council is required to conduct a public hearing before considering these amendments for adoption. The Council will be conducting a public hearing on the Planning Commission's recommendations on June 3, 2014.

The Infrastructure, Planning and Sustainability Committee reviewed the 2014 Annual Amendment at its meetings on August 14, 2013, February 26, 2014, and April 23, 2014, and is scheduled to forward a final recommendation to the City Council on June 11, 2014.

ISSUE:

Most of the public comments and concerns expressed during the Planning Commission's public hearing process in March 2014 are associated with the following subjects: Point Ruston Mixed-Use Center, Affordable Housing, Container Port, Sustainability Code, and Urban Forestry Landscaping Code.

ALTERNATIVES:

There are no specific alternatives being considered at this time.

RECOMMENDATION:

Conduct the first reading of an ordinance on June 24, 2014, followed by the final reading on July 1, 2014, to adopt the Planning Commission's Findings and Recommendations Report of May 7, 2014 and amend the Tacoma Municipal Code accordingly.

FISCAL IMPACT:

There is no fiscal impact.