



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services
 Peter Huffman, Director, Planning and Development Services
COPIES: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing Date for 2015 Annual Amendment – Requested City Council Date: October 27, 2015
DATE: September 28, 2015

SUMMARY:

Adopting a resolution on October 13, 2015 to set October 27, 2015 as the date for a public hearing concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2015 (“2015 Annual Amendment”), as recommended by the Planning Commission.

STRATEGIC POLICY PRIORITY:

The 2015 Annual Amendment includes a substantial update of the Comprehensive Plan, aligning the Plan with 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.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Prepared pursuant to the Growth Management Act, the 2015 Annual Amendment includes five subjects:

1. Comprehensive Plan Update	Amend the Comprehensive Plan pursuant to the Periodic Update requirements of the State Growth Management Act (RCW 36.70A.130); ensure the Plan continues to be consistent with applicable state and regional mandates; update population and employment allocations, and other relevant data; renew the City’s vision and growth strategies based on the community’s needs and desires; enhance the format, style and organization of the Plan; and revise development regulations to be consistent with the Plan amendments.
2. Mixed-Use Centers Review	Review designated Mixed-Use Centers (MUCs) to determine their effectiveness in achieving the City’s intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.
3. Affordable Housing Regulations	Amend the Tacoma Municipal Code to implement a package of residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council’s Affordable Housing Policy Advisory Group.
4. Code Cleanup	Amend various sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.



**5. Narrowmoor
Addition
Conservation
District**

Designate a 129-acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Additions #1 – 4, as a Conservation Special Review District Overlay Zone (A private application by the West Slope Neighborhood Coalition).

The Planning Commission has completed its review of the 2015 Annual Amendment through a public process including a public hearing on August 19, 2015, and is scheduled to make a recommendation to the City Council on October 7, 2015. 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 and concerns expressed during the Planning Commission’s public hearing process are associated with the following subjects: Mixed-use Centers Review and Affordable Housing Regulations.

ALTERNATIVES:

There are no specific alternatives being considered at this time.

RECOMMENDATION:

Set October 27, 2015 as the date for a public hearing on the 2015 Annual Amendment.

FISCAL IMPACT:

There is no fiscal impact.