



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

City of Tacoma | Planning and Development Services

**City Council Study Session
July 11, 2023**





Agenda



- Review Public Comments
- Respond to City Council Questions
- Identify Potential Amendments
- Next Steps and Schedule

2023 Amendment Docket



Application	Notes	Planning Commission 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	



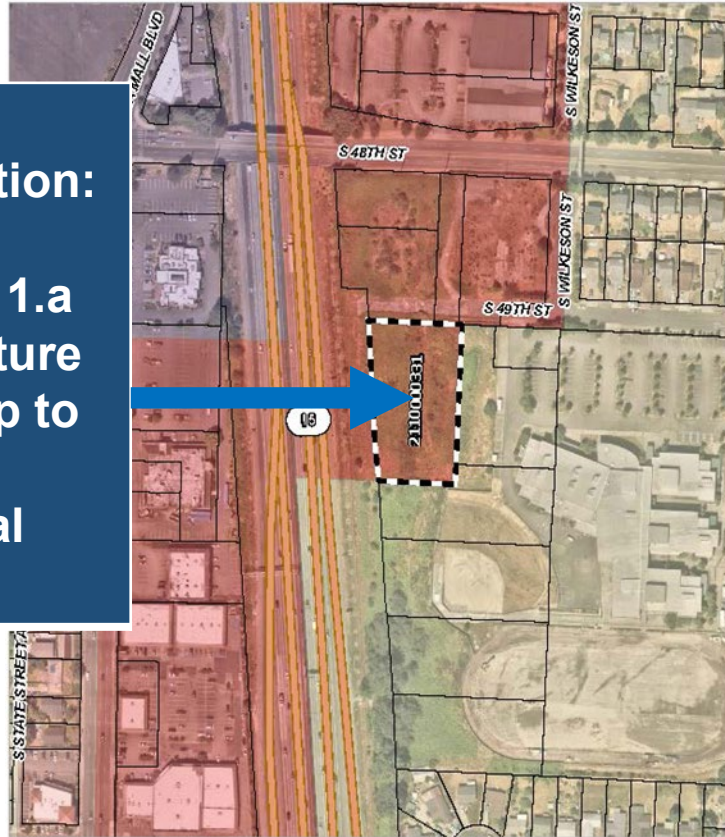
Application: Mor Furniture

Applicant: Wesco Management, LLC

Location: 1824 S 49th Street

**PC
Recommendation:**

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



Summary of Comments:

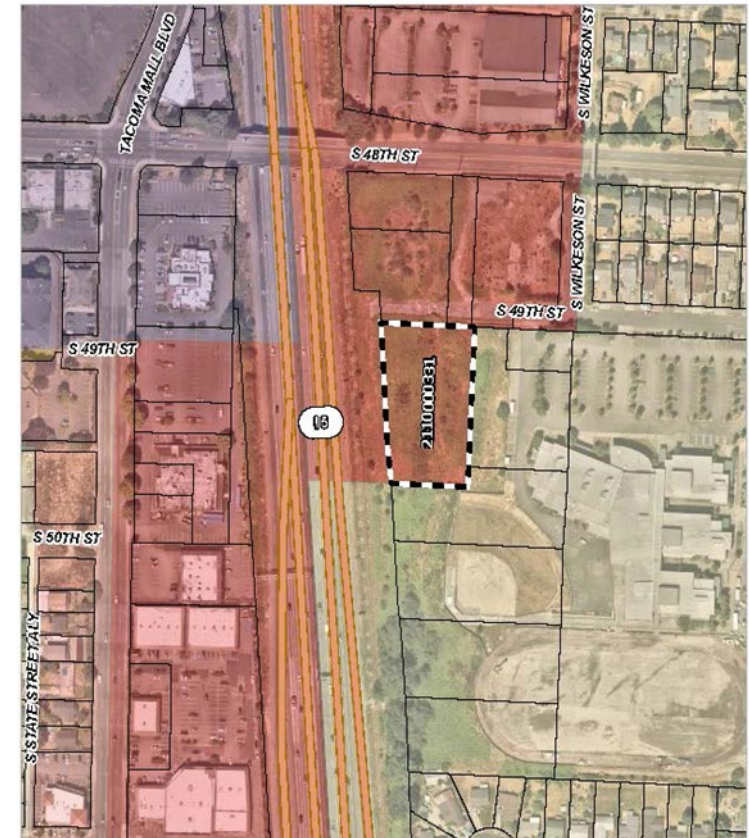
- Letter from applicant regarding air quality, school safety and vehicular conflicts, environmental justice, uncertainty around future development
- Audubon Society: support for denial, concern with cumulative impacts on health, supports acquisition of site

Application: Mor Furniture



Council Amendment Options:

- Ordinance: Consider findings and recommendations to provide guidance for future site rezone and permitting, regarding incompatible land uses (such as residential, gas stations)
- Comprehensive Plan: Amend the One Tacoma Plan to incorporate policy pertaining to health impacts to residents adjacent to I-5, limitations on density and considerations for planting buffer areas along I-5 and Highway 16



Application: Electric Fences



- **Draft Land Use Code Amendments:**

- Zoning Districts: 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
- Uses: Allow electric fences for outdoor storage uses only
- Location: Prohibited between building and street
- Height: 10 foot maximum, 8 foot when adjacent to residences, parks, playgrounds, etc.
- Setback: 5 feet from property line from residences, schools, parks, playgrounds, etc.
- Screening: Secondary fence required, minimum 1 foot separation, decorative

- **Planning Commission Recommendation:**

- NOT recommended for adoption

Application: Electric Fences



Council Amendment Options:

- Conditional Use Permit for sites adjacent to residential or other sensitive uses
- Separation distance between electric fence and screening fence



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



Application: Delivery-Only Retail

Planning Commission's Recommendations:

- **ADOPT** the amendments as proposed
 - Limit size of Commissary Kitchens in Mixed-use Centers to 6,000 sq. ft.
 - 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



Application: Commercial Zoning Review



Yard Space Examples



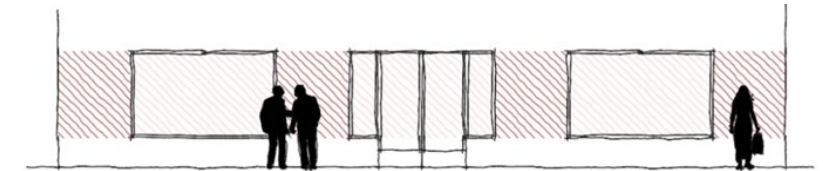
Street Level Transitions



Off Street Parking Location



Entrances/Weather Protection



Facade providing 60% of ground-level wall area in transparency
(in this case, through a combination of windows and doors)



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

Schedule

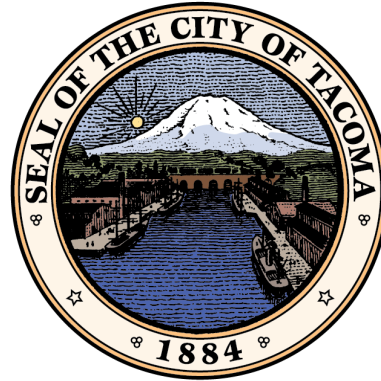


Date:	Actions:
June 27, 2023	City Council Public Hearing
July 11, 2023	City Council Study Session (public hearing debrief)
August 1, 2023	City Council First Reading of Ordinances
August 8, 2023	City Council Final Reading of Ordinances

Amendments?



Application	Planning Commission Recommendation	
	ADOPT	DENY
Mor Furniture Land Use Designation Change	X	X
Electric Fences		X
Shipping Containers	X	
Delivery-Only Retail Businesses	X	
Commercial Zoning Review	X	
Minor Plan and Code Amendments	X	



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