



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: Resolution – Setting Public Hearing Date for 2014 Annual Amendment – Requested City Council Date: May 13, 2014
DATE: May 6, 2014

SUMMARY:

Adopting a resolution on May 13, 2014 to set June 3, 2014 as the date for a public hearing concerning the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (“2014 Annual Amendment”), as recommended by the Planning Commission.

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:

Prepared pursuant to the Growth Management Act, the 2014 Annual Amendment includes nine applications addressing the following topics and issues: Point Ruston Mixed-Use Center, Point Defiance Park, Mixed-Use Centers, Affordable Housing, Container Port, Open Space, Sustainability, Urban Forestry and Landscaping, and Plan and Code Cleanup. Collectively, the nine applications seek to amend the following elements of the Comprehensive Plan: Growth Strategy and Development Concept, Generalized Land Use, Housing, Transportation, Open Space Habitat and Recreation, South Downtown Subarea Plan, and Container Port (new element), and to revise the Tacoma Municipal Code, Chapters 1.37 Transfer of Development Rights Program Administrative Code, 13.04 Platting and Subdivisions, 13.05 Land Use Permit Procedures, 13.06 Zoning, 13.06A Downtown Tacoma, 13.11 Critical Areas Preservation, 13.12 Environmental Code, and 13.17 Mixed-Use Center Development. The Planning Commission has completed its review of the 2014 Annual Amendment through a public process including a public hearing on March 19, 2014, and is scheduled to make a recommendation to the City Council on May 7, 2014.

Also, there were certain amendments previously proposed by the Planning Commission in the 2013 amendment cycle that were postponed due to timing issues related to the City’s Shoreline Master Program update, but are being advanced now together with the proposed amendments from the 2104 amendment cycle. These amendments were recommended by the Commission on May 1, 2013, upon completion of a public review process including a Commission’s public hearing on March 20, 2103. These amendments would rescind the Ruston Way Plan, Shoreline Trails Plan, and Foss Waterway Design and Development Plan as elements of the Comprehensive Plan and adopt the Tacoma Waterfront Design Guidelines and the updated Public Access Alternatives Plan as implementation strategies of the Comprehensive Plan.

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.

ISSUE:

Most of the public comments and concerns expressed during the Planning Commission’s public hearing process are associated with the following subject: 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:

Set June 3, 2014 as the date for a public hearing on the 2014 Annual Amendment. Subsequent to the public hearing, the first and second readings of adopting ordinances are scheduled to occur on June 17 and June 24, respectively.

FISCAL IMPACT:

There is no fiscal impact.