

MOTION FOR CITY COUNCIL CONSIDERATION
DECEMBER 7, 2021

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE AND EXHIBITS
BY ADDING AND MODIFYING CONDITIONS AND AMENDING THE
POLICIES AND MAP AS FOLLOWS:**

1. Amend the Home In Tacoma Ordinance by adding additional conditions for the Phase 2 process as further described in the attachment to this Motion:

a. Requiring a view study, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End.

b. Clarifying that, as part of Phase 2, map adjustments may be appropriate after additional analysis.

c. Calling for study of the potential to expand Mid-scale along the S. 84th Street corridor, around the Fern Hill District, as well as other corridors and areas meeting the policy intent for Mid-scale.

d. Requiring that the Phase 2 work ensure that zoning and standards are consistent with the goals and policies of historic areas including the North Slope Historic District.

e. Requiring as part of the Phase 2 work, evaluation of whether to establish maximum density standards.

2. Amend the text of the Tacoma Comprehensive Plan Urban Form Chapter as further described in the attachment to this Motion:

a. Clarifying the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision in terms of density targets.

b. Clarifying that single-family detached housing is not non-conforming in both Low-scale and Mid-scale areas.

c. Discouraging demolition in Low-scale areas of Historic Districts in the same manner as in Mid-scale areas.

3. Amend the Tacoma Comprehensive Plan Urban Form maps according to the revised maps attached to this Motion.