



2017-2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Assessment Report

(Approved by the Planning Commission, June 7, 2017)

Receipt of Applications

The 2017-2018 Amendment cycle for processing proposed amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code began in December 2016 when the Planning Commission began to accept applications. By the application deadline of March 31, 2017, the Commission received six applications from private entities and five applications from City departments.

Assessment of Applications

During March-May, the Planning Commission reviewed the applications against the following assessment criteria pursuant to Tacoma Municipal Code (TMC), Section 13.02.045.E, "Assessment of Proposed Amendments":

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review;
2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into; and
3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Determination

According to TMC 13.02.045, the Planning Commission shall make its decisions within 120 days of receiving the applications, as to:

- (a) Whether or not the application is complete, and if not, what information is needed to make it complete;
- (b) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- (c) Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Summary of Actions

Summarized in the table below are description of each of the application and the actions (assessment and determination) taken by the Planning Commission.

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
#2018-01: Car Wash Use Allowance	The Brown Bear Car Wash Enterprises, Inc.	Code	Rezone two parcels near 6 th Ave. and S. Howard St. from NCX Neighborhood Commercial Mixed-Use District to UCX Urban Center Mixed-Use District to allow car washing facilities as a permitted use.	<ul style="list-style-type: none"> • Assessment conducted on April 19, 2017. • Determination made on April 19; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work modified to address applicant's underlying concerns through an alternative approach to the area-wide rezone.
#2018-02: Outdoor Tire Storage Code Amendment	Owners of seven used tire shops	Code	Amend the Land Use Regulatory Code to allow for outdoor tire storage (and resolve the code violation situation) for discount and used tire shops in the C-2 General Community Commercial District with screening requirement and other appropriate standards. Most of the applicants' businesses are in repurposed buildings (mostly old auto repair or service stations) on underutilized lots along arterial streets.	<ul style="list-style-type: none"> • Assessment conducted on May 3, 2017. • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work slightly modified to also address the land use category and development standards concerning vehicle service and repair.
#2018-03: S. 80th Street PDB Rezone	The Cabot Properties, Inc.	Plan and Code	Rezone the property at 2615 S. 80 th Street from PDB Planned Development Business District to M-1 Light Industrial and change its Comprehensive Plan land use designation from General Commercial to Light Industrial, to better align its warehouse distribution use with existing commercial and light industrial uses on adjacent parcels.	<ul style="list-style-type: none"> • Assessment conducted on April 19, 2017. • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the area of review expanded to include the adjacent properties zoned PDB.

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
#2018-04: NE Tacoma Buffer Zone	Northeast Tacoma Neighborhood Council (NETNC)	Plan and Code	Rezone parcels on the northeast side of the Hylebos Waterway in the Port/Tideflats area from M-2 Heavy Industrial and PMI Port Maritime Industrial to M-1 Light Industrial and PDB Planned Development Business District, to provide an improved buffer/transition area between the industrial uses of the Port/Tideflats and the residential neighborhoods along the top of the slope in Northeast Tacoma, as called for in the Container Port Element of the One Tacoma Comprehensive Plan.	<ul style="list-style-type: none"> • Assessment conducted on May 3, 2017. • Determination made on June 7; concurring with the following staff recommendation: Incorporate the application into the Tideflats subarea planning process as directed by the City Council, per Amended Resolution No. 39723, adopted on May 9, 2017, that requests the Planning Commission to consolidate the following issues into the Tideflats Subarea planning process: (a) creating a Northeast Tacoma Buffer Zone, (b) fulfilling the Council Consideration Request for implementing the Container Port Element of the Comprehensive Plan, and (c) codifying the Director's Rule relating to Expanded Notification for large industrial projects.
#2018-05: Design Review in MUCs	North End Neighborhood Council (NENC)	Plan	Amend the Comprehensive Plan to engage the community and enact a formal design review for buildings in the City's Mixed-Use Centers (MUCs), particularly the Proctor and the 6 th Ave. MUCs that are within the NENC boundaries.	<ul style="list-style-type: none"> • Assessment conducted on May 17, 2017. • Determination made on June 7; concurring with the following staff recommendation: (a) Incorporate the application into the scope of work for the city-wide Design Review Program, the establishment of which has been included in the City's Biennial Budget beginning in 2018, and (b) Acknowledge the community concerns about early engagement and consider additional administrative measures for soliciting community comment on new development through modified administrative procedures and/or through the code cleanup amendment.

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
#2018-06: VSD Height Measurement	Kenneth Thiem	Code	Amend how building heights are measured in the Old Town C-2 Commercial District with a VSD View Sensitive Overlay District, where the height measurement per the current code unfairly reduces the allowable building envelope on the north side of N. 30 th Street due to the topography of the area.	<ul style="list-style-type: none"> • Assessment conducted on May 3, 2017. • Determination made on June 7; concurring with the following staff recommendation, with a modification: Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work and study approach modified to address the building height measurement methodology for the Old Town VSD as well as other VSDs, to study the visual impacts of modified methodologies, and to improve the cross-referencing of this subject between the Land Use Code and the Building Code. Commission's Modification: Limit the study to those areas zoned Commercial with a VSD.
#2018-07: Transportation Master Plan – Limited Update	Public Works Department	Plan	Amend the Transportation Master Plan, i.e., the transportation element of the Comprehensive Plan, including general text clean-up, modifying priority networks, revising the Performance Measures, adding and modifying projects in Appendix B: Detailed Project list, and updating Appendix C: Mobility Master Plan Update.	<ul style="list-style-type: none"> • Assessment conducted on May 17, 2017. • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the understanding that Public Works staff will conduct an initial analysis through the Transportation Commission's review process.
#2018-08: Code Clean- ups	Planning and Development Services Department (PDS)	Code	Amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.	<ul style="list-style-type: none"> • Assessment conducted on April 5, 2017 • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work substantially scaled back from what was originally developed, due to limited staffing resources, with a focus on addressing clarifications, corrections and minor changes.

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
#2018-09: Future Land Use Map: Area-wide Rezones – Phase 4	Planning and Development Services Department (PDS)	Plan and Code	The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan.	<ul style="list-style-type: none"> • Assessment conducted on August 17, 2016 • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work substantially scaled back, due to limited staffing resources. This phase of the project will include a focus on improving the consistency of the residential land use designations and implementing zoning. Secondly, the project will complete the analysis related to 72nd and S. Alaska Street, as requested by City Council in 2016.
#2018-10: Open Space Corridors Project	Planning and Development Services Department (PDS)	Plan and Code	The City's designated open space corridors includes a variety of areas within the City, including recreation areas, passive open spaces, wetlands, streams, steep slopes, and other important habitat areas. This project will evaluate appropriate site development standards to protect the important functions of the City's open space corridors while continuing to accommodate reasonable use of private property.	<ul style="list-style-type: none"> • Assessment conducted on March 1, 2017 • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope work scaled back, due to limited staffing resources, to exclude specific issues pertaining to steep slopes and geologic hazards.
#2018-11: Commercial Zoning Update – Phase 1	Planning and Development Services Department (PDS)	Plan	The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote more context-sensitive commercial zoning.	<ul style="list-style-type: none"> • Assessment conducted on August 17, 2016 • Determination made on June 7; concurring with the following staff recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope work substantially scaled back, due to limited staffing resources. This phase of the project will develop a recommended concept for realigning the City's commercial zoning districts.