

Planning Commission Work Program

Planning and Development Services

Infrastructure Planning & Sustainability Committee

June 14, 2017



OVERVIEW

- Planning Commission Work Program for 2017-2019
 - Interim Regulations
 - Subarea Plans
 - **2018 Amendments**
 - 2019 Amendments
 - Ongoing Planning Issues
 - Regional and Cross-jurisdictional Issues
 - Emerging and Deferred Issues

WORK PROGRAM

- **Code Requirements (*TMC* 13.02.040.L):**
 - “To develop the work program for the coming year in consultation with the City Council.....”
- **Commission Work Program:**
 - Last one (for 2016-2018) approved by the Planning Commission on July 20, 2016 as part of the Annual Report for 2015/16
 - Modified and approved by the Council’s Infrastructure, Sustainability and Planning Committee (IPS) on September 28, 2016

WORK PROGRAM

OPTIONS:

- Consolidation
- Prioritization
 - Council Requests
 - Private Applications
- Phasing
 - Focus on critical elements first
- Timing

WORK PROGRAM

CONSIDERATIONS:

- Assessment Criteria
- Staff Resources
- Planning Commission Resources
- Tacoma 2025 Core Values
 - Opportunity
 - Equity
 - Partnerships
 - Accountability
- My Planning Principles

STAFF RESOURCES

- Management
 - 1 Staff
- Historic Preservation Program
 - 2 Staff
 - 1 Intern (*part-time, starting in 2018*)
- Planning Program
 - 4 Staff
 - 1.5 Temp. Project Staff (*LINKs to Opportunity*)
- Urban Design Studio
 - 1 Staff (*starting in 2018*)
 - 1 Intern (*part-time, starting in 2018*)

STAFF RESOURCES

OTHER PROJECTS AND INITIATIVES:

- General Community Outreach
- Interdepartmental Coordination
- UW Livable Cities Initiative
- Hilltop LINKs to Opportunity
- Regional Planning Coordination
- Implementation Projects
- Permitting Assistance
- Historic Preservation Projects

WORK PROGRAM

MY PRINCIPLES:

- Long-term Community Success and Enhancement
- Expectations for Engagement
- Thoughtful and Intentional
- Efficient & Effective Use of Public Resources
- Realistic Expectations

PROPOSED TRACKS

- Track 1: Interim Regulations (*off-cycle*)
- Track 2: Subarea Plans (*off-cycle*)
- Track 3: 2018 Amendments
 - Focus on private applications
 - Some key public amendments (reduced in scope)
- Track 4: 2019 Amendments
 - Focus on other public amendments
 - No private applications

TRACK 1: INTERIM REGS.

- Correctional Facilities Regulations
 - *Tentative Schedule: March – December 2017*
- Tideflats Uses and Standards
 - *Tentative Schedule: June – September 2017*
- Marijuana Uses and Playground Buffers
 - *Tentative Schedule: June 2017 – June 2018*
- Emergency Temporary Shelters
 - *Tentative Schedule: June – November 2017*

TRACK 2: SUBAREA PLANS

- Tacoma Mall Neighborhood Subarea Plan
 - Completion – End of 2017
- Tideflats Subarea Plan
 - Initiation – Fall/Winter 2017

TRACK 3: 2018 AMENDMENT

Private Applications	Commission Determination
Car Wash Use Allowance	<ul style="list-style-type: none">• Modify scope• Move forward in 2018
Outdoor Tire Storage	<ul style="list-style-type: none">• Modify scope• Move forward in 2018
South 80 th Street PDB	<ul style="list-style-type: none">• Modify scope• Move forward in 2018
NE Tacoma Buffer Zone	<ul style="list-style-type: none">• Consolidate with Tideflats Subarea Plan (<i>and Interim Regulations</i>)
Design Review in MUCs	<ul style="list-style-type: none">• Consolidate with Urban Design Program development• Explore administrative/code options on certain aspects
VSD Height Measurement	<ul style="list-style-type: none">• Modify scope slightly• Move forward in 2018

TRACK 3: 2018 AMENDMENT


Public Applications	Staff Recommendation(s)
FLUM Rezones	<ul style="list-style-type: none">• Break into phases to reduce scope• Move Phase 4 forward in 2018
Commercial Zoning Update	<ul style="list-style-type: none">• Break into phases to reduce scope• Move Phase 1 forward in 2018
Open Space Corridors Implementation	<ul style="list-style-type: none">• Move forward in 2018• Reduce scope
Transportation Master Plan	<ul style="list-style-type: none">• Move forward in 2018• Limited scope
Code Clean-ups	<ul style="list-style-type: none">• Move forward in 2018• Reduce scope significantly
Expanded Notification for Industrial Projects	<ul style="list-style-type: none">• Consolidate with Tideflats Subarea Plan
Urban Design Studio	<ul style="list-style-type: none">• Defer to 2019

TRACK 3: 2018 AMENDMENT


CURRENT SCOPE:

- Car Wash Use Allowance (#2018-01)
- Outdoor Tire Storage Code Amendment (#2018-02)
- South 80th Street PDB Rezone (#2018-03)
- View Sensitive District (VSD) Height (#2018-06)
- FLUM Implementation: Rezones – *Phase 4*
- Commercial Zoning Update – *Phase 1*
- Open Space Corridors Implementation – *Limited*
- Transportation Master Plan – *Limited*
- Code Clean-ups – *Limited*

2018 AMENDMENT PROCESS



March 31, 2017	Deadline to submit applications for 2017-2018 Amendment
April – May 2017	Planning Commission reviews applications for completeness and determines if proposed amendments meet requirements and are appropriate; the Commission may modify the scopes of the proposed amendments or suggest alternative proposals
June – December 2017	Staff and Planning Commission review each application, analyzing such factors as its consistency with existing plans and laws, its potential benefits and impacts, and whether there are feasible alternatives if appropriate and necessary.
June 2017 – May 2018	Staff conducts outreach efforts to solicit comments, feedback and suggestions from stakeholders, interested entities and the community
February 2018	Planning Commission conducts a public hearing
March 2018	Planning Commission makes recommendations to the City Council
April 2017 – May 2018	Infrastructure, Planning and Sustainability Committee and other pertinent City Council standing committees review the proposed amendments
April – May 2018	City Council conducts study sessions and a public hearing
May 2018	Infrastructure, Planning and Sustainability Committee forwards “Recommendation for Adoption” to the City Council
May 2018	City Council considers adoption of amendments
June 2018	Changes take effect



TRACK 4: 2019 AMENDMENT

TENTATIVE SCOPE:

- FLUM Implementation: Rezones – *Phase 5*
- Commercial Zoning Update – *Phase 2*
- Urban Design Studio – *Establishment*
- Residential Infill Pilot Program – *Phase 2*
- JBLM Joint Land Use Study Implementation
- Shoreline Master Program – *Periodic Update*
- Critical Areas Amendments – *Geologic Hazards*
- Code Clean-ups

EMERGING/DEFERRED ISSUES

EXAMPLES:

- Unified Development Code
- Residential Infill Pilot Program (*Phase 2*)
- Mixed-Use Centers
 - Height bonus program, parking, street designations and design, historic resources, master planning, multi-family tax exemption, etc.
- TDR and TIF Program Review
- Sign Code Update
- Infrastructure Funding Mechanisms
 - Impact fees, fee-in-lieu, etc.
- Subarea Plan Implementation
 - Ongoing coordination, progress reporting, integration with Downtown Plan
- Institutional Zoning and Master Plans
- Pre-Annexation Planning
- Watershed-Level Environmental Planning

PROCESS

June 7	Commission Work Program Recommendation
June 14	IPS – Review of Commission Work Program
June 21	Commission Annual Report for 2016-2017
June–	Move Forward with Work Program Items and Community Outreach

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