



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting updates to the Shoreline Master Program – September 17, 2019  
**DATE:** August 23, 2019

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**SUMMARY:**

An ordinance adopting updates to the Shoreline Master Program fulfilling the state's periodic review requirement, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019, as recommended by the Planning Commission on June 19, 2019.

**STRATEGIC POLICY PRIORITY:**

Adopting the proposed updates to the Shoreline Master Program (SMP), as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code, reflects the desire of engaged citizens and fulfills the requirements of the Washington State Growth Management Act, Shoreline Management Act (SMA) (RCW 90.58) and other relevant state laws, and is therefore best aligned with the following strategic policy priorities:

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) include the following six applications: (1) Future Land Use Map Implementation, (2) Shoreline Master Program Periodic Review, (3) Affordable Housing Action Strategy, (4) Historic Preservation Code Amendments, (5) Manitou Potential Annexation Area, and (6) Minor Plan and Code Amendments.

The Planning Commission completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including two public hearings conducted on May 1 and May 15, 2019. The public hearing on May 15, 2019, also included a joint public hearing with the State Department of Ecology (DOE) concerning the application of Shoreline Master Program Periodic Review. The Commission recommended on June 19, 2019, that the 2019 Amendment be adopted by the City Council. The Commission submitted, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019. The report documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the six applications.

Pursuant to Tacoma Municipal Code (TMC) 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC. The City Council has fulfilled said requirement by conducting a public hearing on August 20, 2019, concerning all six applications for the 2019 Amendment.

**ISSUE:**

This ordinance is pertaining to the Shoreline Master Program Periodic Review. The SMA requires that local jurisdictions conduct a periodic review of adopted SMP to determine if changes are needed to



maintain compliance with more recent amendments to the SMA and DOE rules, or consistency with more recent changes to the comprehensive plan and development regulations. The SMA also encourages local governments to consider other amendments to reflect changed circumstances, new information or improved data.

The Planning Commission's recommendations would fulfill the City's periodic SMP review obligation, and include the following major components: (a) updates to reflect DOE's periodic review checklist; (b) updates to geologically hazardous area standards; (c) integration of the City's biodiversity areas/corridors standards in shorelines; (d) updates to address sea level rise and changes to base flood elevation; (e) updates for minor residential additions in the Salmon Beach community; and (f) general edits to clarify the intent and improve consistency with citywide development standards.

The shorelines of Tacoma provide important social, ecological, recreational, cultural, economic and aesthetic value. Use and development of shoreline areas must be carefully planned and regulated to ensure these values are maintained over time and meet the state's requirement for "no net loss" of ecological functions. The proposed amendments to the SMP adhere to these values and assure outstanding stewardship of the natural and built environment, and are thus found to be supportive of goals and policies of the Tacoma 2025 adopted by the City Council on January 27, 2015, per Resolution No. 39106. Proposed amendments were also developed through purposeful community outreach and engagement, which is one of the five goals called out in the Equity and Empowerment Initiative Framework adopted by the City Council on September 30, 2014, per Resolution No. 39019.

Throughout the process of the SMP periodic review, the City has considered and integrated applicable state requirements and guidance, in consultation with the DOE and other agencies with purview, including the aforementioned joint public hearing conducted by the Planning Commission and the DOE on May 15, 2019. The proposed amendments are consistent with the best available science, as required by the Growth Management Act and the SMA and will result in no net loss of ecological functions.

The SMP is jointly administered by local jurisdictions and the DOE which must approve locally-adopted SMPs before they can take effect. Upon adoption by the City Council, the proposed amendments would become effective upon approval of the DOE.

**ALTERNATIVES:**

There are no alternatives under consideration at this time.

**RECOMMENDATION:**

Staff recommends the City Council Conduct adopt proposed changes to the policies and regulations of Tacoma's SMP, as recommended by the Planning Commission and as depicted in Exhibit A. Staff also recommends setting the legislation to become effective upon approval by the Department of Ecology.

**FISCAL IMPACT:**

There is no fiscal impact.