

AGENDA

MEETING: Regular Meeting (Hybrid)
DATE/TIME: Wednesday, November 2, 2022, 5:00 p.m.
LOCATION: Council Chambers
1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402
ZOOM INFO: Link: <https://www.zoom.us/j/88403846060>
Dial-in: +1 253 215 8782
ID: 884 0384 6060

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- There are no meeting minutes to approve.

D. Public Comments

- Written comments on Discussion Items are accepted via email and must be submitted by 12:00 noon on the meeting day; e-mail to planning@cityoftacoma.org.

E. Disclosure of Contacts

F. Discussion Items

1. College Park Historic Special Review District

- Description: Review Draft Findings of Fact and Recommendations Report and Draft Letter to the City Council.
- Action: Approval.
- Staff Contact: Reuben McKnight (RMcknigh@cityoftacoma.org)

2. 2023 Amendment – “Mor Furniture” Application

- Description: Review preliminary results of the compatibility and impact analyses on the application and comments received through community outreach.
- Action: Comment and Direction.
- Staff Contact: Adam Nolan (ANolan@cityoftacoma.org)



G. Upcoming Meetings (Tentative Agendas)

- (1) November 16, 2022 (Hybrid)
 - 2023 Amendment – “Electric Fences”
 - 2023 Amendment – “Shipping Containers”
 - Pacific Avenue Corridor Subarea Plan & EIS (“Picture Pac Ave”)
- (2) December 7, 2022 (Hybrid)
 - Capital Facilities Program Update
 - McKinley Neighborhood Plan
 - Design Review Program
 - 2023 Amendment – “Minor Plan and Code Amendments”
- (3) December 21, 2022 (Hybrid)
 - 2023 Amendment – “Delivery-Only Businesses”
 - 2024 GMA Update
 - 2022 Year-in-Review and 2023 Outlook

H. Communication Items

- (1) **Moratorium on Rendering Plants** – An e-mail request to the Planning Commission from an Eastside resident and a letter with an application to the City Council from the Eastside Neighborhood Advisory Council of Tacoma (See “*Agenda Item H-1*”)
- (2) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
- (3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next hybrid meeting is scheduled for Wednesday, November 9, 2022, at 4:30 p.m.; the agenda (tentatively) includes presentations on the Capital Facilities Program and the South Tacoma Groundwater Protection District Moratorium Consideration. (Held at 747 Market Street, Tacoma WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

I. Adjournment



To: Planning Commission
From: Reuben McKnight, Historic Preservation
Subject: **College Park Historic Special Review District Overlay Zone**
Memo Date: October 28, 2022
Meeting Date: November 2, 2022

Action Requested:

Adoption of Findings, Decision and Recommendation

Discussion:

At the meeting of November 2, 2022, staff will present a draft Findings, Decision and Recommendations Report and Letter from the Chair regarding the proposed College Park Historic Overlay Zone (attached) for the Planning Commission's consideration. The draft document is based upon discussions and feedback from the Planning Commission during its review of the proposal and Landmarks Commission recommendation.

The complete package is also available at www.cityoftacoma.org/collegeparkHD.

Prior Actions:

- 10/05/22 – Review preliminary findings and recommendations
- 09/07/22 – Debriefing of Public Hearing
- 08/03/22 – Update to the Commission via “Communication Items”
- 06/01/22 – Public Hearing
- 05/04/22 – Project introduction and set hearing date
- (04/13/22 – Landmarks Preservation Commission completed its review process and adopted its findings and recommendations)
- 09/01/21 – Staff briefed the Planning Commission on the proposed district

Staff Contact:

Reuben McKnight, Historic Preservation Officer: rmcknigh@cityoftacoma.org

Attachments:

1. Draft Findings, Decision and Recommendation Report
 2. Letter from the Chair to City Council
- c. Peter Huffman, Director





**PROPOSED COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT
DRAFT PLANNING COMMISSION'S FINDINGS AND DECISION REPORT
NOVEMBER 2, 2022**

Organization of Report

1. Summary of Proposal
2. Findings Part 1: Background
3. Findings Part 2: Landmarks Commission Review
4. Findings Part 3: Planning Commission Review
5. Findings Part 4: Public Testimony and Summary of Community Engagement
6. Findings Part 5: Commission Response and Comprehensive Plan Policy Review
7. Findings Part 6: SEPA Review
8. Conclusions
9. Decision
10. Recommendations

1. Summary of Proposal

This proposal, submitted by residents of the College Park Neighborhood in May 2021, would establish a new historic special review district as an overlay zone. The proposed area covers approximately 122 acres extending roughly from North 21st St to the north, to North Pine Street to the east, along North 8th to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18th Street to North Union Avenue on the west (see map below).



This nomination is submitted and reviewed under the provisions and criteria of Tacoma Municipal Code (TMC) 13.07.060, which requires review by the Tacoma Landmarks Preservation Commission, Planning Commission and, if forwarded by the Planning Commission, approval by City Council.

The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture. The proposed district consists of approximately 582 structures, 509 of which are classified as “contributing” in the preliminary building inventory submitted with the nomination package (for the local historic register, accessory structures are not inventoried, and this number reflects only the primary structures on the lot). The district consists primarily of detached residences built prior to World War II, with most constructed between 1910 and 1940 with an average construction date of 1924.

2. Findings Part 1: Background

A. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is one of the key regulatory mechanism that supports the Comprehensive Plan.

Specifically, the primary Comprehensive Plan Element relating to historic districts and historic preservation is the Historic Preservation Element of the Comprehensive Plan. Additional relevant language to this proposal is within other chapters of the *One Tacoma* document, including the chapters for Design and Development, Urban Form, Housing and others.

Within TMC Title 13, Chapters 13.05, 13.06, 13.07 and 13.12 provide the basis for historic designations, design review, and environmental review for cultural and historic resources. Specifically, TMC 13.07 outlines the overall criteria and nomination process for historic districts. The relationship between these regulatory code sections is described further in the section titled “Planning Commission Review.”

B. Planning Mandates

GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puget Sound Regional Council's *VISION 2050* Multicounty Planning Policies;
- The Countywide Planning Policies for Pierce County;
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations.

3. Findings Part 2: Landmarks Preservation Commission Review

Pursuant to the Tacoma Municipal Code, Section 13.07.060 – Tacoma Register of Historic Places – Nomination and designation process for Historic Special Review and Conservation Districts, nominations for new local historic special review districts are submitted to the Planning and Development Services Department and forwarded to the Landmarks Preservation Commission for its review. The Commission subsequently determines whether to accept the nomination and adopt a schedule for its review.

For the College Park Historic Special Review District application, the nomination was received by the City on May 3, 2021 and scheduled for its first review by the Landmarks Commission on June 23, 2021. The Commission subsequently formally accepted the nomination for review and adopted its schedule on July 21, 2021, which included meetings to discuss elements of the nomination, including historic designation criteria, boundaries, potential design guidelines, and public information sessions, as follows:

Date	Activity
6/23/21	Introduction of nomination request; discussion of review schedule
7/21/21	Adoption of review schedule; approve public notice of nomination
8/11/21	Review district significance, first public information session
8/25/21	Review proposed boundaries, buildings inventory, design guidelines
9/8/21	Second public information session
10/13/21	Recap of previous discussions; discussion of opinion survey; revise review schedule
10/20/21	Release opinion survey
11/3/21	Survey response deadline
11/10/21	Discuss results of survey; discussion of preliminary recommendations
12/8/21	Discussion of preliminary recommendations
1/12/22	Adopt preliminary recommendations; set hearing date
2/9/22	Public Hearing
2/23/22	Review of hearing testimony; discussion of issues and observations
3/9/22	Discuss findings and recommendations
4/13/22	Adopt Findings and Recommendations

On April 13, 2022, the Landmarks Preservation Commission adopted its Findings and Recommendations, concluding that the proposed district meets the designation criteria for creation of a new historic special review district. Within their recommendations, the Commission recommended:

- Establishing the College Park Historic Special Review District
- Relaxing or reducing regulatory standards for review in any design guidelines that are adopted for the district, particularly pertaining to secondary elevations
- Reviewing the standards and procedures in the municipal code pertaining to historic district creation
- Committing additional resources towards historic district creation in underserved areas of the City.

4. Findings Part 3: Planning Commission Review

Historic district creation requires review by the Planning Commission, prior to review by the City Council. Unlike other zoning amendments, the Planning Commission’s approval is required to establish an historic overlay zone. . The options available to the Planning Commission include 1) recommend approval of the district to City Council, 2) recommend approval with modifications to City Council, or 3) to deny the proposal. If the Planning Commission denies the proposal, the action is final, unless appealed by residents to the City Council (TMC 13.07.060).

The following outlines the primary components of the Planning Commission review process:

- “Each proposal for a new Historic Special Review District or Conservation District and the respective Landmarks Preservation Commission recommendation shall then be considered by the Planning Commission of the City pursuant to the procedures for area-wide zoning in TMC 13.05.030.B.” (TMC 13.07.060.C.1);
- “In making a recommendation to the City Council, the Planning Commission shall consider the conformance or lack of conformance of the proposed designation with the Comprehensive Plan of the City. The Planning Commission may recommend approval of, or approval of with modifications, or deny outright the proposal, and shall promptly notify the Landmarks Preservation Commission of the action taken.” (TMC 13.07.060.C.3);
- “[The Planning Commission shall] review and make recommendations on matters concerning land use and development, including area-wide zoning reclassifications, moratoria, and interim zoning.” (TMC 13.02.040.E);
- “[The Planning Commission shall] work with the Landmarks Preservation Commission, pursuant to TMC 13.07, to designate historic special review districts and conservation districts within the City and to make recommendations to the City Council for establishment of such districts.” (TMC 13.02.040.J); and
- “The Planning Commission shall conduct a public hearing to consider an area-wide zoning reclassification and to determine the consistency of the reclassification with the Comprehensive Plan and its elements and RCW 36.70A.” (TMC 13.05.030.B.9.e);
-

To date, the Planning Commission has had 5 meetings regarding College Park, including a Public Hearing on June 1, 2022 and a communication item transmitted on August 3, as follows:

Date	Activity
9/1/21	Planning Commission briefing
5/4/22	Planning Commission review Landmarks Commission recommendation; set hearing date
6/1/22	Planning Commission Public Hearing
8/3/22	Post hearing testimony recap (communication item)
9/7/22	Review and Discussion
10/22 – 11/22 (TBD)	Adopt findings and recommendations/decision

5. Public Testimony and Summary of Community Engagement

A. Summary

There has been extensive public outreach regarding the College Park Proposal, which has involved significant advocacy by the nominators, postcard surveys, email distribution lists, a dedicated website and public information sessions, in addition to two public hearings.

In general, there has been a consistent level of significant public support from residents and property owners directly affected by the proposal, based upon public comments, feedback and surveys.

B. Outreach

Outreach by Supporters

Outreach leading up to the nomination included face to face visits, postcards, social media, and local news coverage. The original submittal contained a petition and a postcard survey, completed by the nominator.

Outreach by the City

Upon receipt of the nomination, the Landmarks Commission established a dedicated website (www.cityoftacoma.org/collegeparkHD) and mailed a postcard to all occupants and taxpayers of record within a 400-foot radius of the district boundaries, announcing two Public Information Sessions and directing interested parties to the website. The Commission also established a College Park Historic District email distribution list that includes 143 recipients. Between June and December 2021, the Commission received over 60 written comments on the College Park proposal.

The Landmarks Commission held 14 meetings to discuss College Park. In addition to its normal meeting schedule, the Commission held 2 public information sessions dedicated to College Park, on August 11 and September 8, 2021.

On October 10, 2021, the Commission released an opinion survey online and in post card format. The survey was sent to the email distribution list, posted online, and mailed to over 1300 addresses, representing taxpayers of record and occupants of addresses within a 400-foot radius of the proposed district. By the November 3 deadline, 340 responses were received.

C. Public Hearings

Public Hearing – Phase 1

On February 9, 2022, the Landmarks Commission held a public hearing and received 60 comments. Notice was mailed to taxpayers of record and occupants within 400 feet of the proposed district boundaries, sent via email distribution list, posted online and in social media, and published in The News Tribune on February 2, 2022.

Following the hearing, the Landmarks Commission voted 5-1 to adopt its Findings and Recommendations and forward these to the Planning Commission.

Public Hearing – Phase 2

On June 1, 2022, the Planning Commission held a Public Hearing to receive public comment on the Landmarks Commission recommendation. Staff also conducted a virtual Public Information session on May 26, 2022 ahead of the hearing.

Per the Planning Commission's requirements, the following notices were sent:

1. **Public Notices** – The notice for the public hearing and the informational meeting was mailed during the week of May 9, 2022, to approximately 7,000 individuals and entities within and within 2,500 feet of the proposed district boundaries. The notice was also e-mailed to more than 100 individuals on the Landmarks Preservation Commission's College Park distribution list and to more than 900 individuals on the Planning Commission's distribution list.
2. **News/Social Media** – The City of Tacoma issued a News Release on May 24, 2022. An online advertisement was placed in The News Tribune on May 20, 2022. A legal notice concerning the environmental determination, the public hearing and the informational meeting was placed in the Tacoma Daily Index on May 20, 2022. An event page for each of the public hearings and the informational meeting was posted on the City's Facebook, starting the week of May 24.
3. **Public Signs** – Three signs were installed (per TMC 13.05.070.J.4) on May 23, 2022 at the following locations within the subject area: N. Union Ave. at N. 18th St., N. 21st St. at N. Lawrence St., and N. Alder St. at N. 8th St.
4. **60-Day Notice** – A notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on May 18, 2022, asking for comments within 60 days of receipt of the notice. No comments were received.
5. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on May 18, 2022 to formally invite the Tribe's consultation. No comments were received.
6. **Takings Review** – A request was sent to the City Attorney's Office, seeking legal opinions on whether the proposed College Park Historic District might result in an unconstitutional taking of private property (pursuant to RCW 36.70A.370). Upon review conducted in accordance with the standards recommended by the Washington State Attorney General, the City Attorney's Office concluded, on May 19, 2022, that the proposal would not constitute a taking.

The Planning Commission was provided with the full Comment Record and staff responses in the meeting packet for the August 3 Planning Commission meeting.

There was a total of 107 comments received during the hearing and comment period, including 17 oral comments and 90 written comments. Approximately 69% of comments received were in support of the district, whereas approximately 31% of the comments were in opposition.

This approximate level of support is consistent with the Public Hearing conducted by the Landmarks Commission on February 9, 2022, in which approximately 67% of the comments favored the creation of the historic district.

Among supportive comments, the most common broad themes included:

- The proposed district is historically significant
- It is important to protect the look/feel/charm of the neighborhood
- The creation of historic districts is supported by the Comprehensive Plan
- It is possible to create historic districts and achieve density/housing goals, and that the proposal is compatible with Home In Tacoma.

Among opposing comments, the most common themes included:

- It will have negative effects on future development, including housing supply and cost
- It is inconsistent with policy goals of equity and inclusion
- It will have negative impacts on property rights and result in increased costs to homeowners

6. Findings Part 5: Commission Response and Policy Review

During its discussions of the College Park Historic District, the Planning Commission members raised issues related to multiple policy areas in the Comprehensive Plan and City Council Policies. The primary issues are grouped into the following categories:

- Whether the historic district is compatible with housing goals for the City, including Home In Tacoma, and its effect on efforts to increase housing supply and to reduce barriers to housing, including cost.
- Whether the historic district is consistent with policy objectives regarding sustainability, including sustainable development and green infrastructure (such as EV charging stations and solar panels).
- Whether the proposal is consistent with City policies regarding diversity, equity and inclusion; specifically, whether the proposal supports the City's efforts to achieve equitable outcomes citywide, and whether the proposal continues or memorializes racist legacies such as redlining.
- Whether the district creates a burden for members of the community in terms of costs of design review and district requirements.
- Members of the Commission also noted that the area does appear to have historic and architectural character, and the visual qualities of an early 20th century residential neighborhood. Central to the discussion is whether the proposal, as a historic conservation tool, is consistent with the Design and Development, Urban Form and Historic Preservation policies of the Comprehensive Plan.

A. Compatibility with Housing Goals

The Commission finds that the proposed historic district is not compatible with housing goals for the City, including Home In Tacoma, and could have a countering effect on efforts to increase housing supply and to reduce barriers to housing.

1. The Home In Tacoma amendments are a key tool for improving outcomes and addressing our region's critical housing needs. However, policies adopted under Home In Tacoma have not yet been implemented through Phase 2 zoning and code amendments, and thus, it is difficult to fully gauge the effect of the College Park Historic District proposal on those

efforts. The Commission believes that creating the historic district overlay at this critical time is therefore inappropriate.

2. The Commission also finds that the anticipated effect of this new local historic district would have some limiting effect on housing development. This is counter to the Council's adopted Housing policies which call for utilizing tools, including zoning, to help improve housing supply, affordability and choice by facilitating more flexibility for infill housing and additional density throughout the City's neighborhoods, including traditionally single-family areas. 3.

Home in Tacoma Phase 2 will be implementing zoning and development regulation updates that will seek to remove barriers and promote more equitable access to housing. Phase 2 of Home in Tacoma is occurring concurrently with the College Park Historic District review, so it is difficult to say with certainty how the two proposals may ultimately interact. Historic Districts are an overlay zone that affect the design and development of new housing. The types of housing allowed are generally determined by the underlying base zone. However, the cited policy directs the city to work affirmatively to remove disparities in housing access and it is possible that the cumulative effect of multiple historic districts within lower density, and higher opportunity neighborhoods, could reinforce existing disparities.

4. The Commission finds that the College Park Historic Overlay would likely reinforce, or could increase, existing disparities. Citywide, historical exclusion through zoning, redlining, exclusionary covenants (note: no exclusionary covenants are known to have existed in the College Park neighborhood), and other racist practices have denied generations of people from fair access to housing on the basis of race and wealth. This has resulted in many groups being denied opportunities for wealth building, equitable access to schools and other services, and other negative legacy effects. The City of Tacoma is committed to enacting zoning and other policies that reverse this legacy, and to carefully consider the effects of new proposals on existing disparities.
5. The *One Tacoma* Plan's Transportation Element encourages the integration of land use planning and transportation, including policies, regulations and definitions that support Transit Oriented Development through moderate to high density housing, affordable housing, pedestrian connectivity, access to multiple modes of transportation and others, within proximity to transit priority streets defined in the Transportation Master Plan. The College Park Historic Overlay would be within proximity to several transit priority streets. This set of policies, definitions, and designation of streets to intensify use and encourage development of compact, mixed-use structures with moderate to high density housing with affordable housing for all income groups, presents a substantially different outcome from the proposed College Park Historic District overlay, which would generally preserve architectural elements of single-family dwellings. Specifically, the recommendation from the Landmarks Commission to require that "Demolition of structures and new construction within the district [to be] subject to Landmarks Commission approval" may be at odds with the intent of the *One Tacoma* Plan to encourage development around transit within, immediately abutting, or within a walking-distance buffer of the proposed district boundary. The proposal seeks to place regulation of "all exterior alterations and construction within the historic and conservation district boundaries, including alterations to elements and spaces within the public rights-of-way, are subject to the review and approval of the Landmarks Preservation Commission." This would potentially be a barrier to

implementation of transit infrastructure in public rights of way, which is not proposed to be exempted from Landmarks Preservation Commission approval.

B. Compatibility with Sustainability Goals.

The Commission finds that the historic district proposal is generally consistent with policy objectives regarding sustainability, particularly through its emphasis on adaptive reuse. However, the historic district design review requirements could complicate efforts of community members to install alternative energy sources, such as solar panels, and other green infrastructure, as well as retrofitting poorly insulated homes.

1. Adaptive reuse is one of the core tenets of historic preservation. Construction is one of the highest sources of waste stream debris, as well as the environmental costs related to new materials and transport. An historic district strongly encourages reuse of existing buildings, and the term “adaptive” anticipates that new uses, including conversions to higher occupancy, will occur.
2. The Commission recognizes that solar panels, heat pumps and other related improvements are generally allowed with design review in residential historic districts. The Commission also understands that other items such as window replacements can be a point of contention. The Landmarks Commission recommendation (discussed further below) suggests that a reconsideration of window requirements and other related items may be appropriate if the district were to be created. The Planning Commission believes that removing barriers to green infrastructure and retrofitting should be reduced wherever possible, and that while adaptive reuse is an important green development strategy, historic preservation guidelines and regulations should support retrofitting older buildings to maximize operational energy efficiency.

C. Compatibility with Development Objectives/Cost/Burden

The Commission finds that the proposed district will create some burden for affected members of the community resulting from the fees and the process of going through design review.

1. According to the City, direct cost recovery for historic design review through permit fees is below ten percent. The Commission would encourage the City to consider generally, for historic design review, whether the need for the revenue justifies the impacts to applicants, noting that for residential historic districts, the design review requirement is tied with permit requirements.

D. Compatibility with Equity Policies

The Commission finds that the proposal is not consistent with City policies regarding diversity, equity and inclusion; specifically, that the proposal does not support the City’s efforts to achieve equitable outcomes citywide.

1. The Commission is concerned that this proposal could perpetuate existing inequities and the legacy of redlining and other historical discriminatory practices. In its statement to the Planning Commission, the Office of Equity and Human Rights noted that while the

Landmarks Commission recommendation notes historic disparities between different areas of the city, it did not make specific recommendations for addressing them. The report also states that the College Park proposal “will increase the disparities between communities rather than redress and further widens the gap of equity in our service to historically marginalized communities.”

2. The Commission believes that when examining a proposal such as College Park and historical social outcomes, it is important to not only consider how a neighborhood may or may not have benefitted from practices such as redlining, but to also evaluate the effects and impacts to those groups who were historically excluded.
3. The Commission appreciates the statement on redlining that was added to the nomination narrative, but also notes that it has little effect on practical outcomes that may result from a new historic overlay district.

E. Design Development, Urban Form and Historic Preservation Policies.

The Commission finds that the College Park Historic District proposal is generally consistent with the Design and Development, Urban Form and Historic Preservation policies of the Comprehensive Plan. While the Planning Commission generally defers to the Landmarks Preservation Commission on matters of evaluating historical significance, the Planning Commission does not believe the case has been made that the College Park Neighborhood stands out from the surrounding built environment in a way that is significant.

1. There are many policies regarding design, urban form and preservation within the Comprehensive Plan. Specifically, the Historic Preservation Element directly addresses and provides guidance to the City regarding historic preservation matters and provides the basis for the regulatory code used by the Landmarks Commission for review of nominations and design review decisions.
2. The Landmarks Preservation Commission has recommended, following its review of the College Park Historic District, establishing a local historic overlay zone based on its criteria in TMC 13.07, finding that the district met the significance criteria and that the boundaries were appropriate.
3. The Planning Commission generally defers determination of historical significance to the Landmarks Commission and does not object to the determination of historical significance made by the Landmarks Commission. However, the Planning Commission also observes that certain criteria are vague, such as that which determines boundaries. TMC 13.07.040.C.3 states that “The boundaries of Historic Special Review Districts and Conservation Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations.” What is distinct about the College Park neighborhood that sets it apart from the surrounding residential area? Could the district be larger? Should it be smaller? The Planning Commission does not see a strong case having been made to demonstrate why the boundaries are set where they are, aside from the existing boundaries of the National Register District.

4. Historic preservation policies encourage integrating historic preservation into other community planning efforts. The Planning Commission believes that a more integrated approach could address some of the issues raised during the review of this proposal, including tensions between preservation and housing, equity and other concerns. This could also allow for earlier review and input by reviewers and stakeholders, including the Planning Commission and Office of Equity and Human Rights, among others.
5. The Planning Commission believes that examples of historic residential neighborhoods are already well represented and protected in the North End, particularly by the North Slope Historic District.
6. The Landmarks Commission recommendation included support for a review of the policies, code and process for review of historic districts, and the Planning Commission concurs with this recommendation. The Historic Preservation Comprehensive Plan Element was last updated in 2010, and is not aligned with current City policy regarding housing, equity, sustainability and other critical policy areas. Moreover, for historic district review, the process relationship and respective roles of the Landmarks, Planning Commission and City Council should be clarified and made consistent with the review process for other similar land use policy areas.

7. Findings Part 6: SEPA Review

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on April 19, 2019 (SEPA File Number LU22-0086), based upon a review of an environmental checklist. No comments were received by the deadline of June 3, 2022. The preliminary determination became final on June 10, 2022. The environmental review was included in the Public Review Document.

8. Conclusions

- A. Tacoma Municipal Code 13.07.060 directs the Planning Commission to “consider the conformance or lack of conformance of the proposed designation with the Comprehensive Plan of the City. The Planning Commission may recommend approval of, or approval of with modifications, or deny outright the proposal, and shall promptly notify the Landmarks Preservation Commission of the action taken.”
- B. The proposal has been reviewed with the required public process and notification.
- C. The submittal was consistent with the applicable City codes and regulations, particularly TMC 13.07 regarding the nomination of historic districts.
- D. The proposal is consistent with many of the design, urban form and preservation policies outlined in the Comprehensive Plan; however, there are significant concerns regarding the compatibility of this proposal with the City’s housing and equity goals and policies.

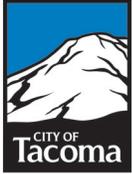
9. Decision

- A. Pursuant to Tacoma Municipal Code 13.07.060, the Planning Commission denies the application to establish the College Park Historic Special Review District.

10. Recommendations

- A. The Planning Commission recommends that Comprehensive Plan policies and regulatory code relating to historic districts be reviewed at amended at the earliest appropriate amendment cycle, to include review of consistencies between historic preservation policies and policies elsewhere in the Comprehensive Plan relating to housing, equity, and sustainability.
- B. The Planning Commission concurs with the Landmarks Preservation Commission recommendation for a review of the code that outlines the historic district designation process, to improve understanding of the respective roles of each commission, and City Council, and to align the process with other similar land use policy reviews.
- C. The Planning Commission recommends reviewing the utility of design review fees related to residential historic districts; particularly if the value to the City is appropriately balanced with the impact to community members.

DRAFT



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
Alyssa Torrez

November 2, 2022

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: Proposed College Park Historic Special Review District

Honorable Mayor Woodards and Members of the City Council:

The Tacoma Planning Commission tonight voted to deny the application for a proposed residential historic district overlay zone – the College Park Historic Special Review District – according to the procedures outlined in the Tacoma Municipal Code Chapter 13.07.060. Unlike other Comprehensive Plan and zoning amendments that the Commission typically reviews, which are presented to the City Council in the form of positive or negative recommendations regardless of the level of support from the Planning Commission, historic overlay zones require the support of the Planning Commission to advance to Council. In this case, that lack of support effectively ends the consideration of the College Park Historic Overlay Zone.

As Chair of the Planning Commission, I feel it is important to share some of our thoughts, observations and recommendations with the City Council despite the fact that the proposal itself will not be forwarded for Council's consideration.

This proposal was a challenging review for several reasons. The Planning Commission received the proposal with a do-pass recommendation from the Landmarks Preservation Commission, which conducted its own lengthy review, including a public hearing, from May 2021 to April 2022. During that process it was clear that there is a significant amount of neighborhood support for the College Park Historic District. At the same time, the Landmarks Commission recognized that this proposal touches on many policy areas, particularly housing policy and Home In Tacoma specifically, and the City's efforts to improve outcomes in diversity, equity and inclusion. While the Planning Commission understands the reasons for resident support of the district proposal, we also find that in its current form the district is at odds with adopted policy priorities that generally are guiding development towards intensified, moderate to high density transit oriented uses, including a mix of affordable housing types.

In its role, the Landmarks Commission included recommendations for a review of Comprehensive Plan policies and regulatory code relating to the historic district designation process and criteria to improve alignment between historic preservation initiatives and other City policy priorities. Likewise, the Landmarks recommendation proposes a review of the historic district designation process and the coordination between Landmarks Commission, Planning Commission, and City Council. The Planning Commission generally concurs with the Landmarks Commission, and more specifically recommends the following:

Mayor and City Council

College Park Historic Special Review District

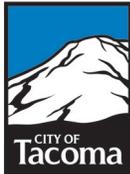
November 2, 2022

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- The Planning Commission recommends that Comprehensive Plan policies and regulatory code relating to historic districts be reviewed and amended at the earliest appropriate amendment cycle, to include review of consistencies between historic preservation policies and policies elsewhere in the Comprehensive Plan relating to housing, equity, and sustainability.
- The Planning Commission concurs with the Landmarks Preservation Commission's recommendation for a review of the code that outlines the historic district designation process, to improve understanding of the respective roles of each commission, and City Council, and to align the process with other similar land use policy reviews.
- The Planning Commission recommends reviewing the utility of design review fees related to residential historic districts; particularly if the value to the City is appropriately balanced with the impact to community members.

Sincerely,

CHRISTOPHER KARNES, Chair
Tacoma Planning Commission



To: Planning Commission
From: Adam Nolan, Planning Services Division
Subject: **2023 Amendment – “Mor Furniture” Application**
Memo Date: October 28, 2022
Meeting Date: November 2, 2022

Action Requested:
Comment and Direction

Discussion:

At the next meeting the Planning Commission on November 2, 2022, staff will provide an update on the “Mor Furniture” Application as part of the 2023 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (“2023 Amendment”).

Staff will provide updates on outreach and engagement, and comments and questions received to date concerning the “Mor Furniture” application. Staff will also provide a status of technical analysis being conducted, including a draft Compatibility Assessment and a draft Impacts Analysis (both attached). Staff plans to return to the Commission in Early 2023 with a full staff analysis report and additional information.

Prior Actions:

- July 20, 2022 – Assessment of the application and determination to move forward

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The process for the [2023 Amendment](#) began with accepting applications during January-March 2022 and is slated for completion in June 2023.

Staff Contact:

- Adam Nolan, anolan@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachments:

1. Attachment A: Draft Compatibility Analysis
2. Attachment B: Draft Impacts Analysis

c. Peter Huffman, Director



Attachment A: DRAFT Compatibility Analysis - Mor Furniture Land Use Designation Request

Tacoma Municipal Code 13.02.070.D requires an analysis of the application against the following objectives:

- a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;
- b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
- c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or
- d) Enhance the quality of the neighborhood.

This draft analysis is responding to Objective C above: "Land Use Compatibility."



North Transition

The parcels to the north are currently designated and zoned for general commercial use. A Mor furniture store could be located on parcels, B, C, D, and E under current zoning and a Macy's furniture store is located to the north across S. 48th Street.

East Transition

While the middle school is designated as Low-scale Residential, it provides a use and intensity transition between the subject property to the west and the residential areas to the east. This use transition would minimize the sense of impact that could occur if a general commercial use were developed immediately abutting an established residential use pattern.

West Transition

To the west, the subject property abuts I-5, but uses to the west of I-5, both in the Tacoma Mall Regional Growth Center and along Tacoma Mall Boulevard are compatible with the proposed general commercial designation.

School Compatibility

The primary potential conflict with the school relates to impacts on walkability and safe routes to school. See the comments on access below. There are existing undeveloped areas between the subject site and school access and site improvements would require transition areas, landscaping, and other mitigation measures to avoid impacts on the school property.

South Transition

The parcels to the south are owned by the school district. The nearest residential property is 600' to the south and separated by four school owned parcels.

Access Compatibility

Access to the subject parcel is limited. Based on the current lot configuration and access, the proposed use, consolidated as part of a development site with parcels B, C, D and E provides the opportunity to access the site directly off S. 48th Street, minimizing impacts to the school and pedestrians. It is likely that residential development under the current zoning would be more likely to seek access off S 49th Street, creating more traffic and potential conflict at that location. Additional information will be provided in the Traffic Impact Analysis.



Attachment B: DRAFT Impacts Analysis - Mor Furniture Land Use Designation Request

Analysis Requirements

Tacoma Municipal Code 13.02.070.F requires the following analysis of proposed amendments, including as appropriate:

- a) A staff analysis of the application in accordance with the elements described in 13.02.070.D;
- b) An analysis of the consistency of the proposed amendment with State, regional and local planning mandates and guidelines;
- c) An analysis of the amendment options identified in the assessment report;
- d) An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity and quality

Baseline Assumptions

As a baseline for this analysis, we assume that the subject site (Parcel A) would otherwise be developed under the existing zoning for low scale residential development. The baseline assumes, therefore, that the site would likely generate additional vehicle trips and result in an increase in impervious surface resulting from development under the baseline land use designation. Furthermore, the baseline assumes commercial development on parcels B, C, D and E under the existing C-2 General Commercial zoning. This analysis is focused on the additional impact that may result from the proposed land use designation change for the subject site only. Lastly, while the request is in support of a specific project, we must assume that the future land use will allow for general commercial uses and not exclusively the proposed project.

Overall Assessment

The following table assesses the anticipated impact of the proposal. Overall, the staff analysis finds that the impacts of the proposed amendment would likely be addressed adequately through the application of City standards. However, additional analysis will be conducted to fully evaluate traffic impacts, with particular attention to safe routes to school and modal conflicts.

- **Traffic**

Traffic impacts have been identified as significant concerns in informational meetings conducted so far. Student safety is a major concern with the subject site in close proximity to Giaudrone Middle School. Preliminary development plans provided by the applicant indicate that the only access to the subject site would be from S 48th St and through the applicant's Commercial parcels (Parcels B-E) to the north. S Access through S 48th St would be a likely requirement for proposed projects.

- **Critical areas**

The subject site is in an identified critical area (aquifer recharge area, South Tacoma Groundwater Protection District). There are no other known critical areas or archaeological, cultural, or historic resources on the subject site based on known mapping. Additional site verifications will be required through any future subsequent permitting, including no net loss of critical areas.

- **Tree Canopy**

Trees and greenspace have been identified as significant concerns in informational meetings conducted so far. Staff analysis will include evaluation of City development code and standards to evaluate threshold requirements for landscaping, tree canopy, and street trees. Additional site-specific review is conducted as part of permitting. The City's site development standards would apply and would likely be an overall net improvement to tree canopy and landscaping on the subject site.

Additional Analysis

Staff is conducting additional analysis to better understand current conditions and potential impacts. Staff has requested additional analysis be completed by the applicant, including a Traffic Impact Analysis and Economic Study. Staff is also in consultation with the Tacoma Pierce County Health Department regarding Air Quality analysis. Findings from this analysis will be provided to the Planning Commission as part of the Final Staff Analysis report to be completed in Early 2023.

Draft Impact Analysis

Applicable Plans and Development Standards

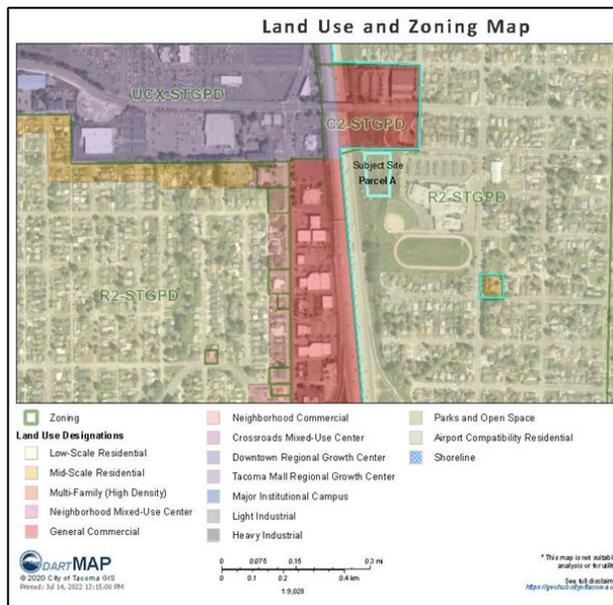
Baseline Conditions

Staff Analysis

Land Use and Housing

TMC Title 13 Land Use Regulatory Code

TMC 2.19 Site Development Code



The subject site is vacant and undeveloped with current land use of “Low-Scale Residential” and Zoning R2-STGPD. No existing dwellings or structures would be demolished as part of future development of this site.

The subject property is approximately 1.25 acres. Based on the size, the site could accommodate, under existing zoning, approximately 10-11 housing units based on a standard 5,000 sq. ft. lot, though this does not take into account other roadway and site improvements needed to accommodate housing development.

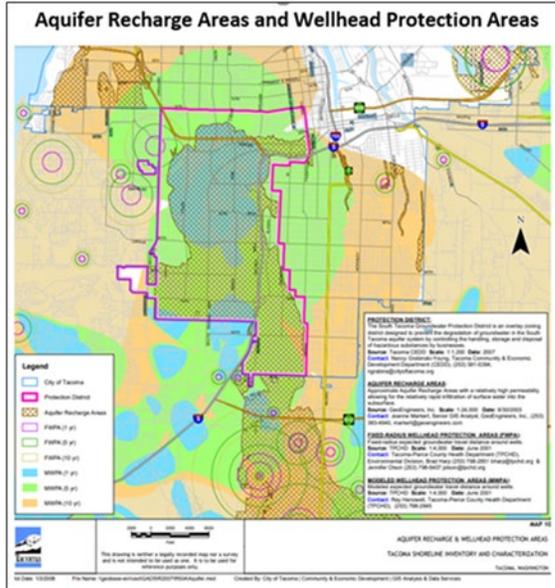
The area is in proximity to Giaudrone Middle School and single-family residential dwellings that are Low-Scale Residential and R2-STGPD; and General Commercial land uses zoned C2-STGPD.

Development of the subject site will have impacts on adjacent land uses, but the extent of impacts and need for mitigation measures will be more fully analyzed at the rezone and permit application stages.

The subject parcel, being located within an identified Critical Area of the South Tacoma Groundwater Protection District Overlay District, may be subject to additional development and use standards, restrictions, and reporting requirements as established in TMC Title 13.06.070.D South Tacoma Groundwater Protection District and TMC 13.11 Critical Areas Preservation.

Parking		
<p>TMC 13.06.090.C Off-street parking areas</p> <p>TMC 13.06.090.D Loading Spaces</p>	<p>Currently the site is vacant and no parking is provided on site.</p>	<p>TMC 13.06.090.C Off-street parking areas details the Off-Street Parking Space Requirements (quantity standards) per applicable zoning district. Further evaluation at project level and permitting will be required to be in accordance with development standards.</p> <p>Typical minimum parking requirements for retail/shopping center/office developments range from 2.5 – 4 parking spaces per 1,000 square feet of building floor area and warehousing uses are required to provide 1 off street parking space per 2,000 square feet of floor area.</p>
Air Quality		
<p><u>Analysis still to be provided.</u></p>		
Earth and Water		
<p>Stormwater Management Manual (2021)</p> <p>TMC 2.19 Site Development Code</p> <p>TMC 12.08D Stormwater Management</p> <p>TMC 12.10 Water – Regulations and Rates</p> <p>TMC 13.06.070.D South Tacoma Groundwater Protection District</p>	<p>The subject site is vacant and currently undeveloped. The site is located within the South Tacoma Aquifer Recharge Area and the Groundwater Protection District. There are no known impervious surfaces on the subject property.</p> <p>The parcel has been subject to recent applicable permit activity associated with neighboring parcel (4810 S Wilkeson). This includes:</p>	<p>The subject parcel, being located within an identified Critical Area of the South Tacoma Groundwater Protection District Overlay District, may be subject to additional development and reporting requirements as established in TMC Title 13.06.070.D South Tacoma Groundwater Protection District and TMC 13.11 Critical Areas Preservation.</p>

TMC 13.11 Critical Areas Preservation



- LU18-0131 Addendum to Existing Environmental Document associated with SDEV17-0146 (Permit Issued 7/27/2021) - Addendum for Mor Furniture to address placement of fill on subject site rather than exporting fill offsite. [Closed]
- SDEV18-0469; S 49th St & 4810 S Wilkeson St - Clear Blackberry bushes and trees; Clear brush and debris to clean up commercial property. (Awaiting Resubmittal/Revisions)

A search of the Washington State Dept. of Ecology’s “What’s in My Neighborhood: Toxics Cleanup” map/database did not reveal any known toxic hazards at the site. The site is within the geographic area of the Tacoma Smelter Plume, and the Dept. of Ecology “Dirt Alert” map/database states that “Predicted Arsenic Concentration: Under 20 ppm.”

Tacoma’s Stormwater Management Manual (SWMM) contains the information needed to regulate stormwater management associated with new development, redevelopment, and construction sites in Tacoma. It also contains source control Best Management Practices (BMPs) for existing sites. The SWMM contains information for design and sizing of stormwater facilities that infiltrate. It also has operational Best Management Practices to keep stormwater runoff clean, which helps to ensure contaminants are not transmitted to groundwater.

As a result of these standards, it is unlikely that the proposed development would have a significant adverse impact on water quality.

Plants and Tree Canopy

TMC Title 13 Land Use Regulatory Code

- TMC 13.06.030.F Commercial District Development Standards
- TMC 13.06.090.B Landscaping Standards

Urban Forest Manual

Tree canopy on site appears to be negligible and there are no mapped or known priority species on site. Additional site-specific review to identify unknown or potential critical areas is conducted as part of permitting.

Overall, staff expects that future development will result in an increase in tree canopy on site based on current conditions and applicable development regulations. Specific landscaping and Tree Canopy requirements will be evaluated at project level and permitting and will be required to be in accordance with standards set in the Urban Forest Manual

		<p>and other City policies outlined in the TMC.</p> <ul style="list-style-type: none"> • Parking lot overall tree planting requirements: One Small Tree per 700 square feet; one Medium Tree per 1,000 square feet; or, one Large Tree per 1,400 square feet of parking lot area. • Per TMC 13.06.090.B Landscaping Standards, Commercial Zoning Districts have Overall Site Landscaping Minimums of 10 percent, among other standards. • Site Perimeter Landscaping: A minimum 7-foot-wide site perimeter strip shall be provided on sides without abutting street trees... The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants, as follows: <ul style="list-style-type: none"> (a) At least one Small Tree per 200 sf; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required landscaped area.
Aesthetics, Light, and Glare		
<p>TMC 13.06.090 Site Development Standards</p> <p>TMC 13.06.100.A Commercial District Minimum Design Standards</p>	<p>The site is currently vacant and undeveloped. There is an existing undeveloped area on the school property to the east that establishes an approximate 100' separation between the subject property and school access.</p>	<p>Not applicable at this stage of consideration of land use designation change of a vacant/undeveloped parcel. Applicant will be required to meet aesthetic requirements detailed in TMC</p>

<p>TMC 13.06.100 Building design standards</p>		<p>13.06.100.A during project-level development plan review stages.</p> <p>Applicant will be required to meet applicable requirements in project-level stages. With the site in close proximity to residential parcels, additional standards will need to be met per TMC 13.06.090.J Residential transition standards and other applicable requirements. Transition standards include limits on lighting and light trespass as well as the use of landscape buffers to minimize noise, light, and aesthetic impacts on adjacent properties.</p> <p>Noise-related impacts and mitigations would also be assessed at project-level. Any development would be required to meet the standards detailed in TMC 8.122 Noise Enforcement.</p>
<p>Parks and Recreation</p>		
<p>TMC Title 13.06.090 Site Development Standards</p> <ul style="list-style-type: none"> • TMC 13.06.090.F Pedestrian and bicycle support standards 	<p>The subject site is mapped in the One Tacoma Plan as an educational facility, as it was previously owned by the school district, and is identified as part of the City's overall park and recreation system.</p> <p>The following map depicts a ¼ mile radius from the subject site as compared to the City's planned park and recreation system. While several facilities are within this walk</p>	<p>The proposed land use designation change is not anticipated to displace any existing recreational uses. While the parcel is identified as an educational facility as part of the City's recreation system, the specific subject site is not improved to provide any recreational value.</p> <p>The dearth of walkable recreation facilities near this site, and impediments to existing</p>

Transportation

TMC 13.06.090.F Pedestrian and bicycle support standards

13.06.100 Building design standards (A. Commercial District Minimum Design Standards)

TMC 13.12.580 Traffic Impact Assessment

Auto: Several streets in close proximity to subject site are designated arterials per TMC 11.05.490 Arterial streets designated:

- Auto: South 48th Street from Pacific Avenue to Wapato Street is a minor arterial (protected streets that have a near balanced percentage of long-distance vehicle trips, with local access usage)
- South Alaska Street from 38th Street to 72nd Street is a collector arterial (protected streets that have a low percentage of long-distance vehicle trips)

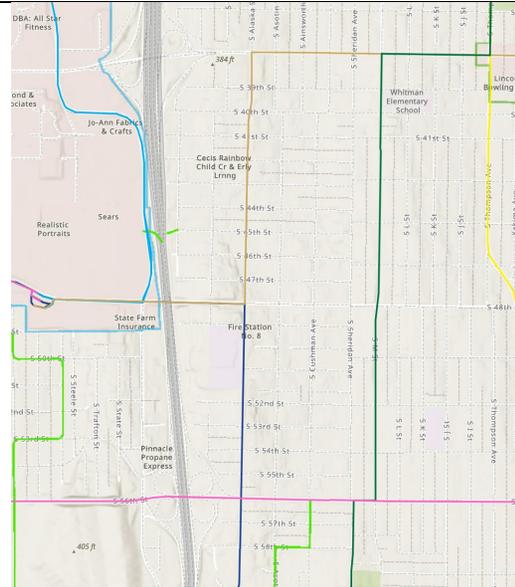
A portion of S. 49th street which serves the subject site has been vacated and is part of parcels B, C, D and E which are zoned for general commercial uses.

Transit: Route 54 currently serves S 48th street but proceeds north on S. Alaska Street and then east onto S. 38th Street. This route does provide access to the Tacoma Mall. The City's Transportation Master Plan identifies S 48th as a future transit priority.

Auto: Future development of the site will result in increased number of trips intersecting with existing and planned bike infrastructure as well as safe routes to school. The applicant is completing a Traffic Impact Analysis that will provide information about anticipated trip generation and measuring peak volumes (when and projected distributions of vehicle times), especially considering commercial truck traffic.

Preliminary site plans indicate that sole access to the site will be from South 48th Street. Emergency vehicle access to the site may be available at South 49th Street. One anticipated impact of development to a commercial use is increased vehicular and truck traffic on roadways within vicinity of the subject parcel. Potential impacts will be access at project-level and subject to TMC Title 13.06.090 Site Development Standards and TMC 13.06.090.F Pedestrian and bicycle support standards.

Pedestrian: The Traffic Impact Analysis will help to inform likely impacts on Safe Routes to School and will be provided to the Planning Commission to inform the Commission's recommendations.



Bicycle: The City's current plans include future bike facilities at this location and planning studies to evaluate improvements to the I-5 crossing.

Under the baseline zoning, the site could be developed for residential uses. However, residents at this subject site would likely be more auto-dependent due to the lack of immediate connectivity and walkable destinations.

Pedestrians: The neighborhoods surrounding the subject site are generally constructed on a grid with adequate route directness and basic pedestrian facilities. However, the subject site and its immediate vicinity lacks pedestrian connections to the surrounding neighborhoods due to the middle school, I-5, and commercial properties to the north.

Bicycles: The section of S Alaska Street (Collector or Nonclassified Arterial) in vicinity to the subject site does have bicycle lanes. The section of S 48th Street (Minor Arterial) in vicinity to the subject site does not have bicycle-specific infrastructure.

From: [Morgan](#)
To: [Planning](#)
Subject: Emergency action needed on rendering plants!
Date: Friday, October 21, 2022 4:13:28 PM

Planning Commission -

Your emergency action is needed as time is of the essence! Put a stop to the Aroma of Tacoma and increase the livability of our city through a moratorium on smelly, polluting rendering plants.

A few weeks ago, the Darling Ingredients Inc rendering plant was shut down by a fire. They most likely are planning to rebuild and they might decide to rebuild bigger. We cannot allow that to happen. We need an emergency moratorium on rendering plants while a land use amendment prohibiting the use can be put in place.

The Darling Ingredients Inc rendering plant has had a profoundly negative effect on the City of Tacoma. For over 50 years, countless complaints have been filed against this company to no avail. Several years ago, Darling Ingredients was told to fix their air pollution control system by Washington state. They never did. The offensive fragranciness by Darling Ingredients Inc in Tacoma is part of their business model. They use identical tactics all over the US. In fact their annual report to shareholders notes that litigation over their practices is expected and planned for in the course of business.

The Planning Commission must take action today to put a stop to the unacceptable living conditions experienced by both the poorest and wealthiest neighborhoods in Tacoma. Implement an immediate moratorium on rendering plants for a cleaner and healthier Tacoma.

Thank you!

Best,
Morgan Alexander
Eastside resident
253-228-7271



EASTSIDE NEIGHBORHOOD ADVISORY COUNCIL OF TACOMA

Tuesday, October 25, 2022

The Eastside Neighborhood Advisory Council of Tacoma respectfully requests that the Tacoma City Council take immediate action and declare an emergency moratorium on rendering plants until the city’s Land Use policy can be amended to prohibit future rendering plants as well as the expansion of existing ones.

For generations, our city has been held captive by greedy corporations that pollute our environment. Because of the prevailing winds that come through the Tideflats, the Eastside has taken a brunt of air pollution and noxious odors. The Eastside also has a history of having some of the poorest and underrepresented population in the city. The City needs to make things right.

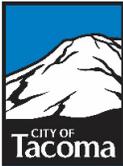
One company in particular, Darling Ingredients Inc, has been especially harmful to the city and has continued operating business as usual even though numerous complaints have been filed by residents. Even after being told by the state to fix their air filter system, Darling Ingredients Inc has continued to operate with complete disregard to their impact on surrounding neighborhoods. It is obvious that rendering plants are not compatible with an urban city.

Last month, the rendering plant caught on fire sending a plume of dark noxious fumes throughout the Eastside. Darling Ingredients Inc is most likely planning on rebuilding and reopening the rendering plant. We cannot allow them to do this.

Implement an emergency moratorium on rendering plants today for a cleaner and healthier Tacoma tomorrow.

Jesse Hart
Secretary-Treasurer





APPLICATION PACKET

Proposed Amendments

to the Comprehensive Plan and/or Land Use Regulatory Code

APPLICATION

For Office Use Only	Application No.:	
	Date Received:	
	Application Fee: <input type="checkbox"/> \$1,400	
Type(s) of Amendment <i>(Check all that apply)</i>	<input type="checkbox"/> Comprehensive Plan Text Change <input checked="" type="checkbox"/> Land Use Designation Change <input checked="" type="checkbox"/> Interim Zoning or Moratorium	<input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Area-wide Rezone
Summary of Proposed Amendment <i>(Limit to 120 words)</i>	Amend Land Use code to prohibit new Rendering Plants as well as the expansion of existing rendering plants.	
Applicant	Name	Morgan Alexander
	Affiliation / Title	Eastside resident
	Address City, State, Zip Code	3727 E Spokane St, Tacoma WA 98404
	E-mail	historicmorgan@gmail.com
	Phone	253-228-7271
Co-Applicant, or Additional Contact <i>(If applicable)</i>	Name	<i>Eastside Neighborhood Advisory Council of Tacoma</i>
	Affiliation / Title	Secretary-Treasurer
	Address City, State, Zip Code	1928 E 60th St Tacoma, WA 98404-4415
	E-mail	Enact4@gmail.com
	Phone	253-473-0279
	Relationship to Applicant	
<p>I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.</p>		
Signature: Jesse Hart, _____		Date: 10/25/2022 _____



Required Questionnaire

The applicant is responsible for providing complete and accurate information in response to the following questions. You may type in the space under each question or provide your answers in text and/or graphic form on separate sheets of paper and reference the question numbers in your answer. List and label all applicable attachments that are included with the application. The Planning Commission and Department staff reserve the right to request additional information as needed. Any modification to the application must be submitted prior to the deadline. A pre-application meeting with staff before submitting an application is strongly advised.

- 1. Project Summary** – Please provide the following information:
 - (a) A description of the proposed amendment, including the amendatory language, if applicable;
 - (b) A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features; and
 - (c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.
- 2. Background** – Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.
- 3. Policy Review** – Please identify and cite any applicable policies of the Comprehensive Plan and/or Land Use Regulatory Code that provide support for the proposed amendment.
- 4. Objectives** – Please describe how the proposed amendment achieves the following objectives, where applicable:
 - (a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;
 - (b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City’s capacity to provide adequate services;
 - (c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and
 - (d) Enhance the quality of the neighborhood.
- 5. Community Outreach** – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.
- 6. Supplemental Information** – Please provide supplemental information as you deem appropriate and necessary and/or as may be requested by the Department, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.