

PRESENTATION(S)

Meeting on September 7, 2022

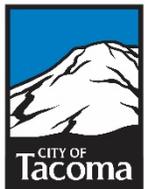
<u>Agenda Item(s)</u>	<u>Page</u>
1. College Park Historic Special Review District (PowerPoint slides for Discussion Item F-2)	3 – 28
2. 2023 Amendment Assessment (PowerPoint slides for Discussion Item F-3 and F-4)	29 – 49





College Park Historic District

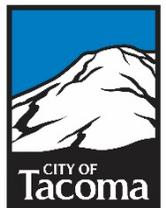
PLANNING COMMISSION DISCUSSION



REUBEN MCKNIGHT
HISTORIC PRESERVATION OFFICER
09.07.2022

AGENDA

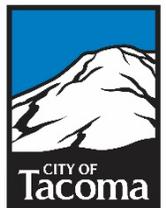
1. Overview of the College Park Historic District proposal
2. Overview of Landmarks Commission Recommendations
3. Review process to date
4. Public outreach and feedback
5. Office of Equity and Human Rights feedback
6. Issues and Observations
7. Next Steps



OBJECTIVES

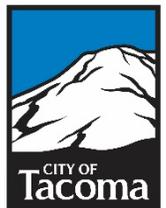


1. To familiarize the Commission with the proposal, policy and public input
2. To receive guidance from the Commission:
 - Can the Planning Commission support the College Park Historic District Proposal as recommended by the Landmarks Preservation Commission?
 - Are there key issues to resolve or additional information the Planning Commission would need to arrive at a decision?
 - Are there amendments to the proposal that would address Planning Commission concerns or improve outcomes?
 - Are there broader policy issues that should be resolved in future Comprehensive Plan and Regulatory Code updates?



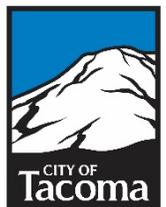
ABOUT THE PROPOSED DISTRICT

- 582 homes near UPS Campus
- Approximately 122 acres
- Presently primarily R2-SRD zoning
- “Period of Significance” 1890-1960
- Proposed Historic Special Review District overlay
- Added to National Register of Historic Places 2017



TACOMA'S HISTORIC DISTRICTS

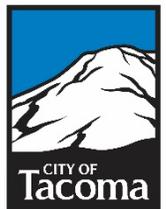
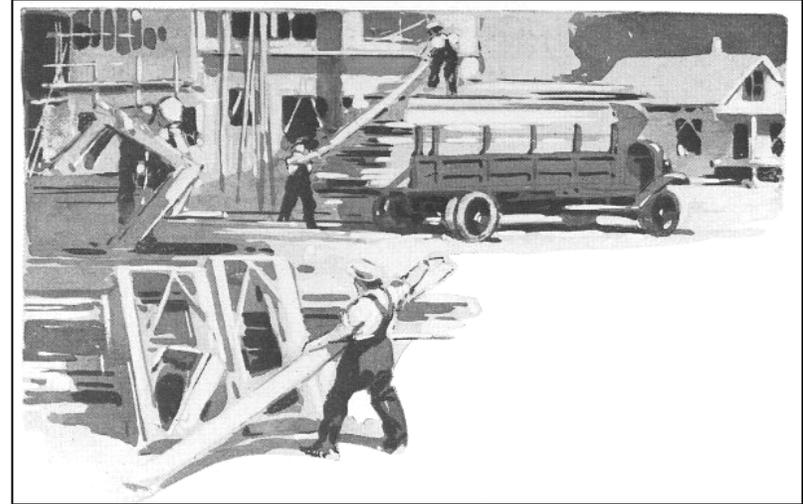
District	Register Listing
Wedge Neighborhood Historic District	Tacoma Register of Historic Places, 2011 Washington Heritage Register and National Register of Historic Places, 2016
North Slope Historic District	Tacoma Register 1994 (expanded 1996, 1998) Washington Heritage Register and National Register, 2000
Old City Hall Historic District	Tacoma Register, 1978 Washington Heritage Register and National Register, 1977
Union Depot/Warehouse Historic District	Tacoma Register, 1983 Washington Heritage Register and National Register, 1980
Stadium Seminary Historic District	Washington Heritage Register and National Register, 1977
Salmon Beach Historic District	Washington Heritage Register, 1976
South J Street Historic District	Washington Heritage Register and National Register, 1986
Buckley's Addition Historic District	Washington Heritage Register and National Register, 2016
College Park Historic District	Washington Heritage Register and National Register, 2017 *proposed for Tacoma Register of Historic Places



ABOUT HISTORIC DISTRICTS

City of Tacoma administers “local” historic districts.

- Effects of Listing
 1. Creates a design review requirement for exterior alterations and new construction, based on design guidelines
 2. Strongly discourages demolition of historic homes (requires Commission approval)
 3. Provides flexibility in code when development standards conflict with historic guidelines
 4. Makes certain home improvements eligible for historic property tax incentives
- Local historic districts do not:
 1. Regulate minor non-permit alterations, such as painting and maintenance, interior work or alterations to nonhistoric structures
 2. Regulate use, including number of units in a building
 3. Require restoration of missing historical features



ABOUT HISTORIC DISTRICTS

Benefits of local historic districts

- Preservation of historic structures, sense of place, and walkable neighborhoods
- Provides transparent public process for design review, with opportunities for public input
- Code relief where building or land use codes conflict with historic renovation
- Reduction in construction/demolition waste stream
- Can foster neighborhood cohesion and pride
- Tax incentives for rehabilitation/restoration

ABOUT HISTORIC DISTRICTS

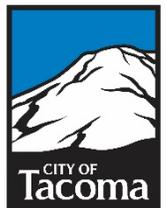


Historic district creation is supported by the Comprehensive Plan and Tacoma Municipal Code:

- Comprehensive Plan DESIGN+DEVELOPMENT Chapter
- Historic Preservation Element

“Historic and cultural landmarks, conservation and historic districts help create a sense of place, contribute to neighborhood character, and recognize past history and events. More than half of Tacoma’s buildings are over 50 years old, creating a vast pool of potentially significant properties. These policies support the protection of all resources of statewide significance and encourage preservation of historic and culturally significant resources.”

- Tacoma Municipal Code 13.07



ABOUT HISTORIC DISTRICTS

Policy Compatibility with Home In Tacoma

- The College Park Historic District would not exempt the neighborhood from zoning changes. The local historic district would not regulate use.
- The District would strongly discourage demolition of existing historic homes; however, there is already a demolition review requirement for the existing National Register Historic District.
- New infill construction would require design review

Policy framework specifically includes language regarding historic districts (examples)

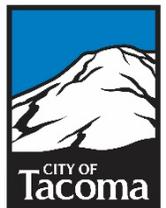
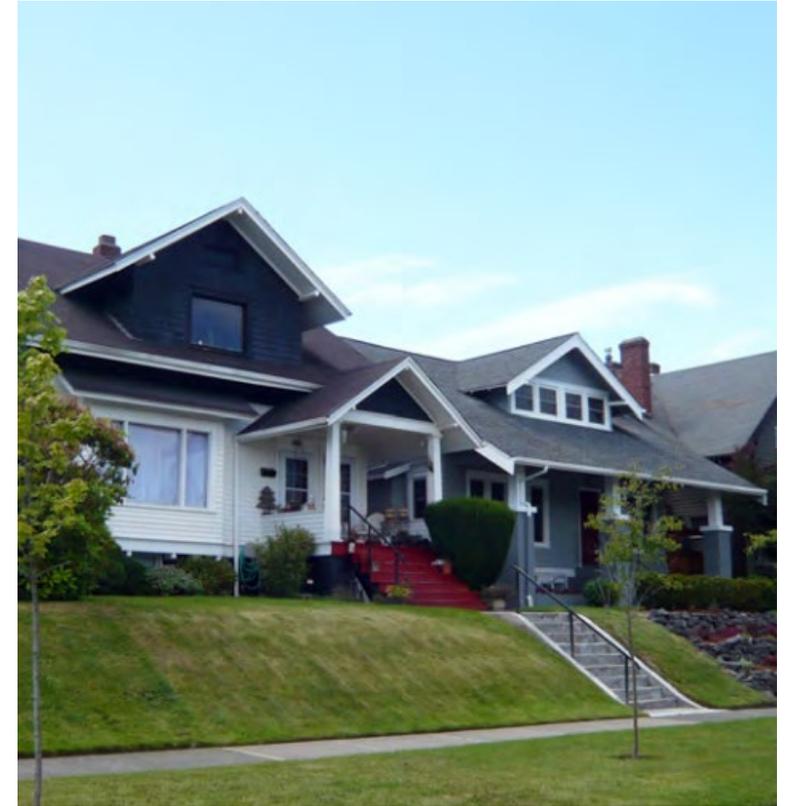
- Infill in historic districts is supported to expand housing options consistent with the [land use designation], but must be consistent with the neighborhood scale and defining features, and with policies discouraging demolition.” One Tacoma, Urban Form amendments, Land Use Designations
- GOAL DD–1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.
- Policy DD–4.1 Ensure that new development is responsive to and enhances the quality, character and function of Tacoma’s residential neighborhoods.
- GOAL DD–13 Protect and preserve Tacoma’s historic and cultural character



ABOUT HISTORIC DISTRICTS

Evaluating Historic Significance. The Tacoma Municipal Code 13.07.040 provides the criteria by which a proposed historic district should be evaluated.

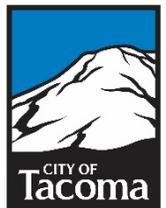
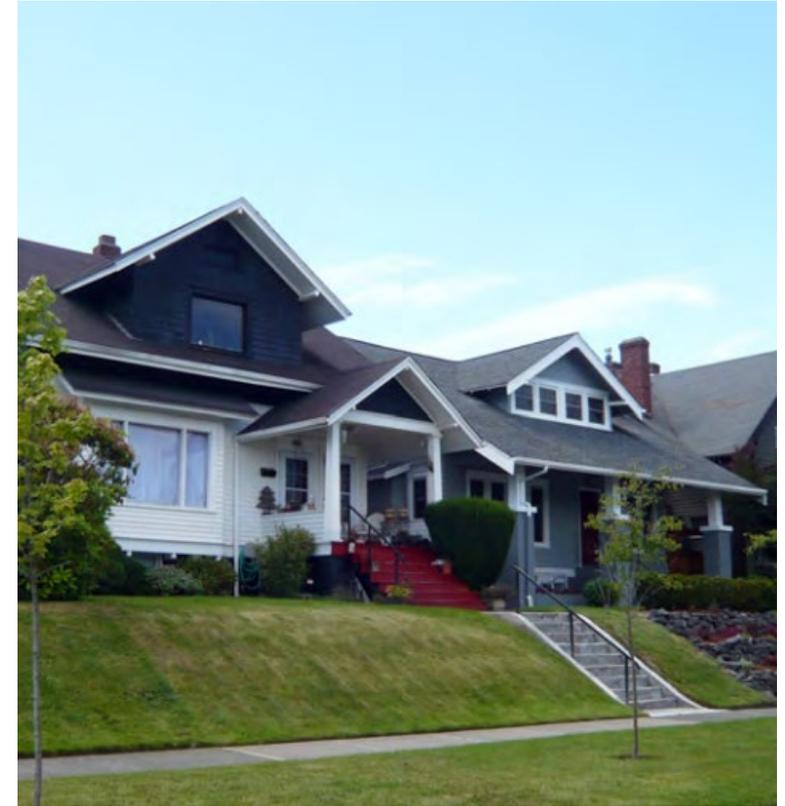
- a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Is associated with the lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or
- d. Represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. Has yielded or may be likely to yield, information important in prehistory or history; or
- f. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- g. Is already individually listed on the National Register of Historic Places; or
- h. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.



ABOUT HISTORIC DISTRICTS

In addition, the code provides specific criteria for historic districts, as follows:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.



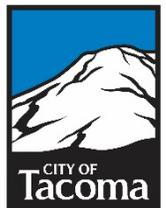
LPC RECOMMENDATION

Recommendation:

College Park is eligible for inclusion in the Tacoma Register of Historic Places

Summary of Findings for Significance:

1. The proposed district meets Criterion A, for its association with the development of Tacoma, which is reflected in the architectural character and development patterns of the neighborhood.
2. The proposed district meets Criterion C, by virtue of the many excellent examples of representative styles reflecting residential development in Tacoma from the late 19th to mid-20th century.



LPC RECOMMENDATION

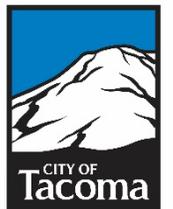
Boundaries – Recommendation

TMC 13.07:

“...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.”

The factors that support the proposed boundaries include:

- The boundaries are those already designated as a National Register Historic District
- The proposed boundaries include a combination of factors, including development history, arterials, zoning boundaries, plats, and other factors, such as the presence of the university campus.



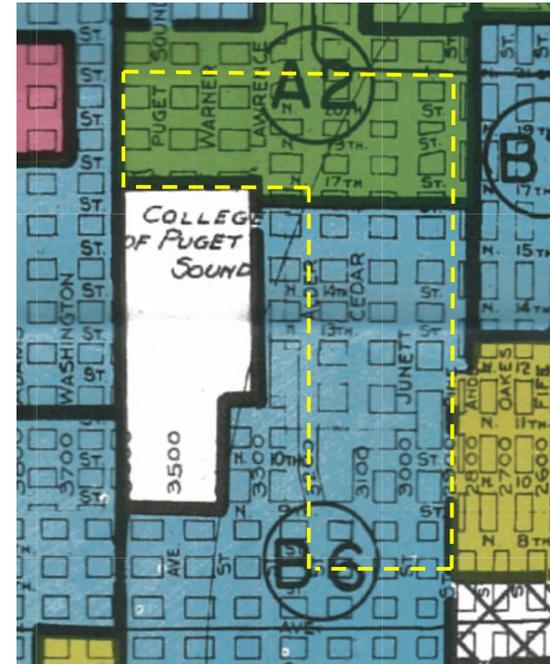
LPC RECOMMENDATION

Diversity, equity and inclusion

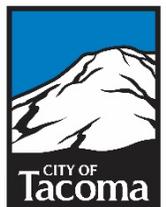
- No specific decision criteria in Municipal Code
- Limited data on social outcomes in historic districts
- Neighborhood is high opportunity zone
- Inequitable distribution of historic districts/historic neighborhood programs in the City
- Redlining statement added to nomination

Recommendations:

- Future code and policy review to address diversity, equity and inclusion (2024)
- Identify opportunities and resources for proactive preservation work in underserved areas



Home Ownership Loan Corporation "redlining map." College Park shown in yellow.



LANDMARKS REVIEW PROCESS

Summary of public outreach/discussion:

- [Landmarks Recommendation is available at www.cityoftacoma.org/collegeparkHD](http://www.cityoftacoma.org/collegeparkHD)
- Email distribution list
- Public notice on 7/28/21 – 1300 mailers
- Informational meetings 8/11/21 and 9/8/21
- Online and postcard survey 10/20/21
- Public Hearing 2/9/22



HOME LANGUAGE TacomaFIRST 311 Results253 f t @

Search CityOfTacoma.org

City of Tacoma
WASHINGTON

RESIDENTS SERVICES GOVERNMENT BUSINESS VISITORS

Tacoma's Historic Districts
Proposed College Park
Historic District

Proposed College Park Historic District

» Government » City Departments and Offices » Planning and Development Services » Historic Preservation » Tacoma's Historic Districts » Proposed College Park Historic District [Print Friendly](#)

Notice of Public Hearing on the Proposed College Park Historic District on February 9, 2022
The Landmarks Commission will take public comment on the proposed College Park Historic Special Review District at a Public Hearing on Wednesday, February 9, 2022. To comment, you can attend the virtual ZOOM meeting by following the link below, or send written comments to landmarks@cityoftacoma.org.

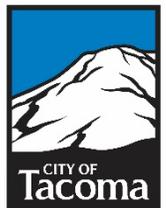
When: February 9, 2022, 5:30 PM
Where: <https://www.zoom.us/j/84794178334>
or dial 253-215-8782 and enter meeting ID 847 9417 8334

Hearing Documents
Introduction and draft ordinance language
College Park Historic District nomination form

Reference Documents
TMC 13.05.040 (Historic Preservation Land Use Decisions)
[Wedge Neighborhood/North Slope Historic District Design Guidelines](#)

Background
On May 3, 2021, the City received a written request and petition to create a new local historic overlay zone in the "College Park" neighborhood adjacent to the University of Puget Sound Campus. The area proposed for the historic overlay zone forms an inverted L shape, bordering the north and east edges of the UPS campus along N 18th and N Alder Streets respectively, with N 21st Street forming the northern boundary, Pine Street forming the eastern boundary, with N 8th Street at the southernmost edge, and N Union forming the western edge (please see map below).

The proposed area is already listed on the National Register of Historic Places as the College Park Historic District, which was designated by the National Park Service 2017.



REVIEW PROCESS



Date	Activity
Phase 1 - Landmarks Preservation Commission Review	
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
Phase 2 - Planning Commission Review	
9/2/21	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 to City Council
Phase 3 - City Council Review and Adoption	
11/22 (TBD)	City Council review

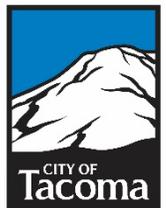
PLANNING COMMISSION REVIEW

TMC 13.07.060:

1. 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 13.02.053.
2. 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 13.05.030.B: Area-wide Zoning Reclassifications

1. Whether the proposed amendment will benefit the City as a whole, will not adversely affect the City's public facilities and services, and bears a reasonable relationship to the public health, safety, and welfare; and
2. Whether the proposed amendment conforms to applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan.



PUBLIC FEEDBACK/TESTIMONY

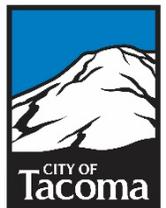


Outreach by supporters

- Postcard mailers, door to door visits, social media and website
- Petition submitted to LPC with nomination

Outreach by City/LPC

- Dedicated website
- Email distribution list
- Postcard survey
- Public information sessions (8/11/21, 9/8/21, 5/26/22)
- 14 public meetings
- 2 public hearings (2/9/22: 1300~ notices; 6/1/22: 7000~ notices)



PUBLIC FEEDBACK/TESTIMONY

There is public support for the proposal:

- LPC hearing 2/6/22 approximately 67% support (60 total comments)
- PC hearing 6/1/22 approximately 69% support (107 total)
- Hearing responses consistent with LPC opinion survey

Top themes from supporting comments (PC hearing)

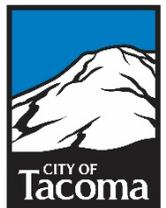
- The proposed district is historically significant
- It is important to protect the look/feel/charm of the neighborhood
- The creation of historic districts is supported by the Comprehensive Plan
- It is possible to create historic districts and achieve density/housing goals, and that the proposal is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



PUBLIC FEEDBACK/TESTIMONY

Top themes from opposing comments:

- 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

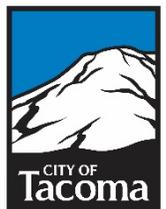


OFFICE OF EQUITY AND HUMAN RIGHTS

OEHR is informed by the promise of **Targeted Universalism**.

Every neighborhood and every community deserves the attention, investment, protections and support to preserve its history, architecture, and extraordinary stories that make these communities unique and deserving of elevated attention.

1. The history of redlining in Tacoma has led to deeper disparities between communities who historically enjoyed consistent housing and infrastructure investment and those who were denied for many decades.
2. We believe setting a baseline target to ensure that every community in Tacoma enjoys the investment and protections afforded by the mission of preservation is critical to any work moving forward. Fielding requests on a case by case basis ignores the accumulated impacts of institutional disinvestment over many decades in our city.
3. Acknowledgement of redlining in the report does not substitute for policies and actions that will address those disparities.
4. The report evoked diversity by naming diverse professions such as ship builders and doctors. We believe that the true presence of diversity and benefit should address the needs of BIPOC communities, and other communities that have been underrepresented and that those communities should **co-design solutions**, in collaborations with our departments and Commissions, Boards and Committees (CBC'S)



ISSUES AND OBSERVATIONS/FEEDBACK

Issues/observations	Comment
<ul style="list-style-type: none"> • Historic districts (and historic preservation services) are inequitably distributed citywide • The nomination process is reactive 	<ul style="list-style-type: none"> • The Landmarks Commission recommends devoting additional resources and focus on areas of the City that have historically been underserved. • Better integration of historic preservation tools and data into neighborhood planning could inform a better policy approach
<ul style="list-style-type: none"> • Design review fees should be eliminated to reduce costs for those undergoing design review • District will raise housing costs by increasing permit costs 	<ul style="list-style-type: none"> • The Landmarks Commission continues to increase the types of projects approved at the staff level to reduce administrative burdens • Fees are set by the General Services Fee Schedule and could be reviewed when that policy is reviewed.



ISSUES AND OBSERVATIONS/FEEDBACK

Issues/observations	Comment
The section on “redlining” is inadequate	<ul style="list-style-type: none"> The redlining section should be reviewed in consultation with OEHR
There is no tribal history in the nomination	<ul style="list-style-type: none"> The narrative can be reviewed in consultation with the Puyallup Tribe to include indigenous history
District will be exclusive; lack of diversity in the area will be exacerbated if the district is created	<p>It is unclear how the district will affect social outcomes specifically; however there should be efforts to increase service level across the City, including:</p> <ul style="list-style-type: none"> Identify resources for preservation work in historically underserved areas of the City (and integrate with other neighborhood planning efforts) Continue ongoing work in McKinley, South End and South Tacoma Create design guidelines that encourage infill and DADUs

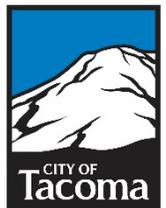


NEXT STEPS/GUIDANCE

Date	Subject
9/7/22	Discuss issues and recommendations, provide guidance
10/5/22	Discussion of draft recommendations
11/2/22	Adopt Findings and Recommendations

Key Questions:

1. Can the Planning Commission support the College Park Historic District Proposal as recommended by the Landmarks Preservation Commission?
2. Are there key issues to resolve or additional information the Planning Commission would need to arrive at a decision?
3. Are there amendments to the proposal that would address Planning Commission concerns or improve outcomes?
4. Are there broader policy issues that should be resolved in future Comprehensive Plan and Regulatory Code updates?





College Park Historic District

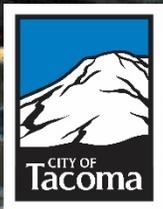
PLANNING COMMISSION DISCUSSION



REUBEN MCKNIGHT
HISTORIC PRESERVATION OFFICER
09.07.2022

2023 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



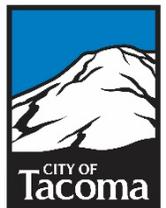
PLANNING COMMISSION
ASSESSMENT AND DETERMINATION

09.07.2022

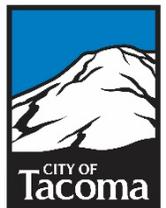
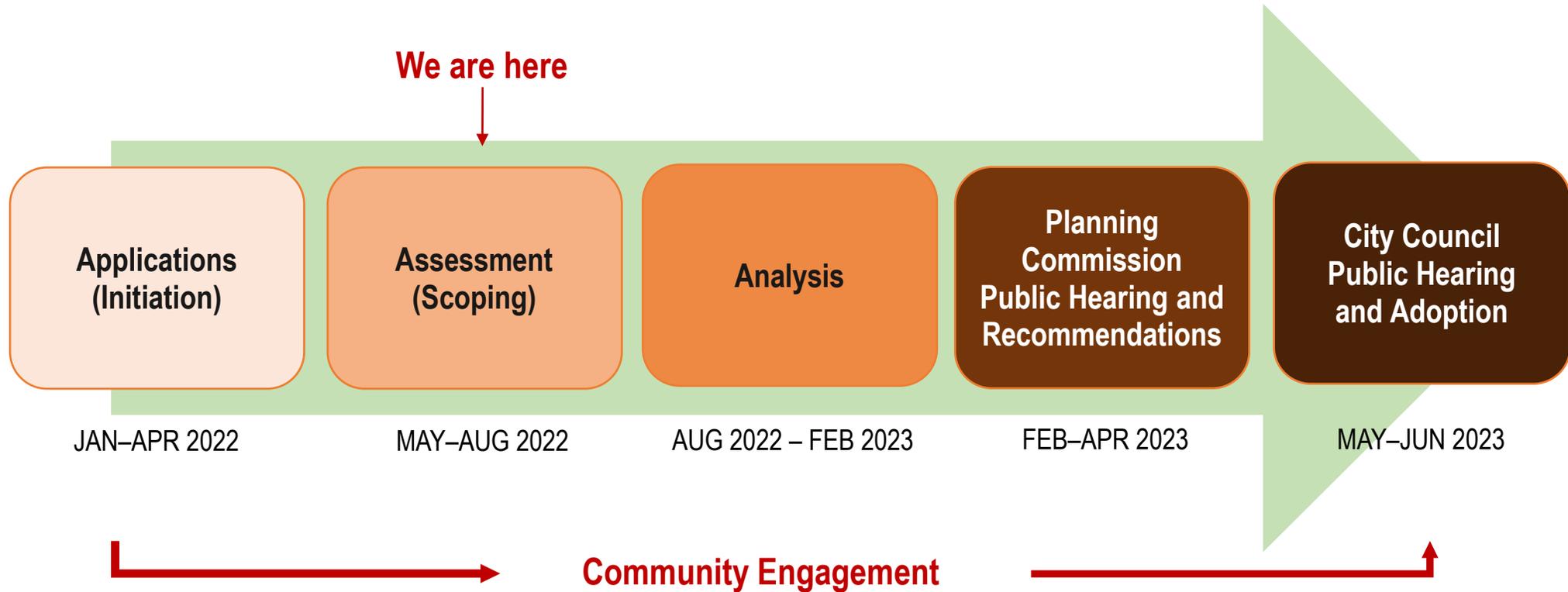
PRESENTATION OUTLINE

Purpose of the Meeting: Finalize 2023 Annual Amendment Docket

1. Process, Timeline, and 2023 Amendment Docket
2. Assessment – Commercial Zoning Update
3. Assessment – Delivery-Only Businesses
4. Review Final Docket



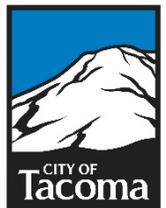
AMENDMENT PROCESS / 2023 AMENDMENT TIMELINE



2023 DOCKETING PROCESS

Basis for the Decision: The Planning Commission will review this assessment and make its decision as to:

- (1) whether or not the application is complete, and if not, what information is needed to make it complete;
- (2) whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- (3) whether or not the application will be considered, and if so, in which amendment cycle.



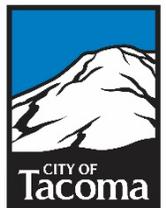
2023 AMENDMENT DOCKET (TENTATIVE)

Application / Issue	PC Decision
1. “Mor Furniture” Land Use Designation Change	Accepted
2. South Tacoma Groundwater Protection District	Accepted
3. Shipping Containers	Accepted
4. Electric Fences	Accepted
5. Delivery-Only Businesses	In review
6. Commercial Zoning Update	In review
7. Minor Plan and Code Amendments	Accepted



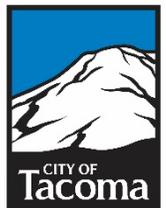
DISCUSSION ITEM F3 - 2023 ASSESSMENT COMMERCIAL ZONING UPDATE

Wesley Rhodes
Senior Planner



“CITY-WIDE COMMERCIAL ZONING CODE UPDATE” APPLICATION

Applicant	Planning & Development Services
Location	Citywide
Proposal	The project proposes to update the City’s commercial zoning code classifications (C-1, C-2, T, PDB) to better conform with goals and policies contained within the <i>One Tacoma</i> Comprehensive Plan. The update will address inconsistencies between the Comprehensive Plan goals and policies with existing zoning standards, such as issues that arise with implementing a more pedestrian-oriented design approach as well as areas where more intensive development abuts lower density residential areas.

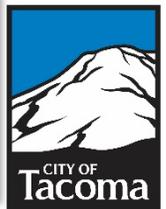
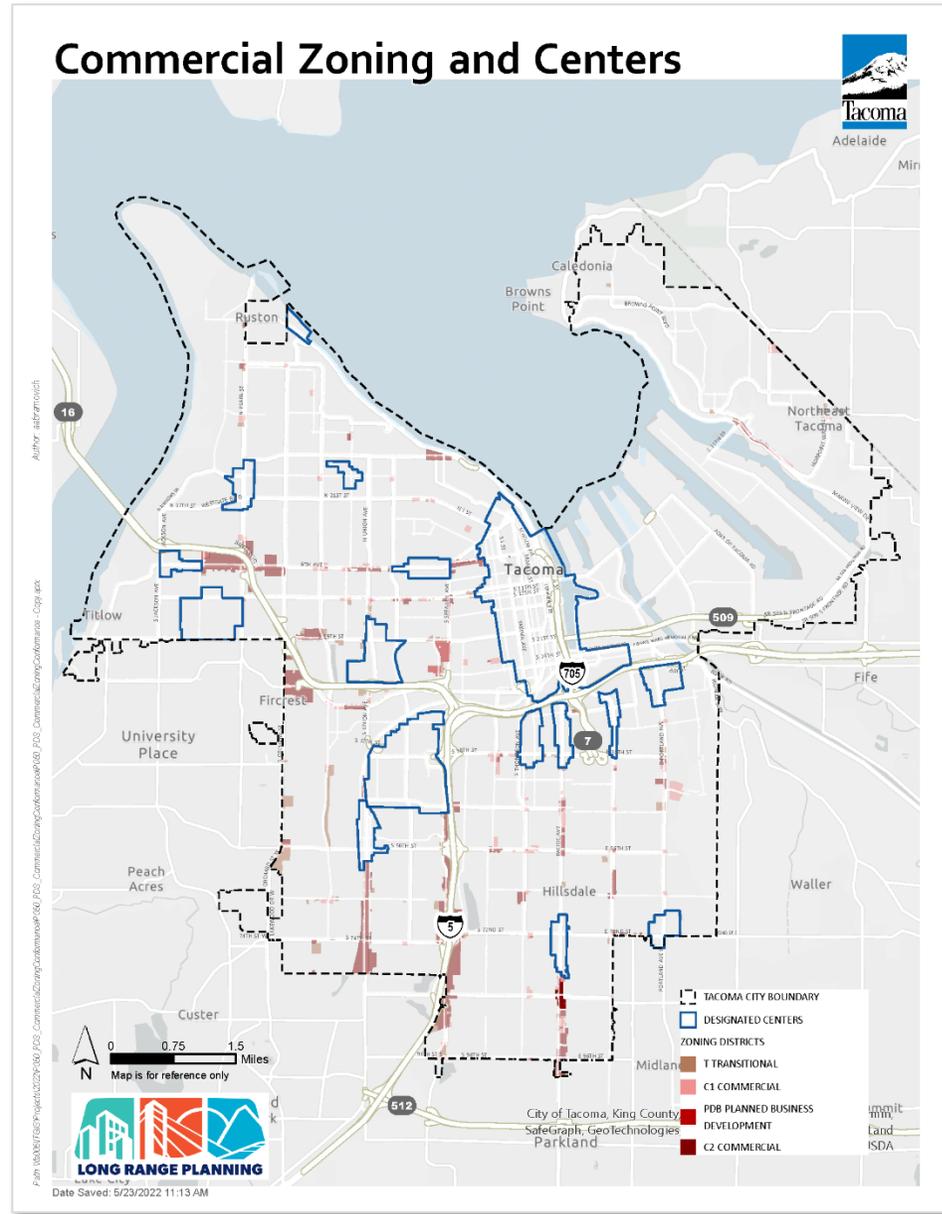


AREA OF APPLICABILITY

Citywide in commercial zones:

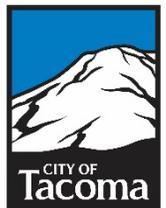
- C-1, Neighborhood Commercial
- C-2, General Commercial
- PDB, Planned Business Development
- T, Transitional

*Not applicable to commercial uses within designated Mixed-Use Centers.



PRIMARY OBJECTIVES – ADDRESS INCONSISTENCIES

1. Between the recognized commercial pattern area typologies and the associated land use and zoning designations
 - a) The Comprehensive Plan has three identified commercial typologies (Convenience Corners, Neighborhood Commercial, and General Commercial) but only has two land use designations and two primary commercial zoning classifications (Neighborhood Commercial and General Commercial).
2. Between the Future Land Use Map (FLUM) and Zoning Map
3. Between Comprehensive Plan goals and policies and zoning standards and guidelines

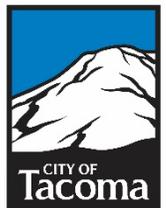


PRIMARY OBJECTIVES – ADDRESS INCONSISTENCIES

Commercial Typologies in Comp Plan:

1. Convenience Corners
2. Neighborhood Commercial
3. General Commercial

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS	CORRESPONDING ZONING
<p>Neighborhood Commercial</p> <p>This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.</p> <p><i>Target Development Density: 14–36 dwelling units/net acre</i></p>	<p>C-1 General Neighborhood Commercial District</p> <p>T Transitional District</p>
<p>General Commercial</p> <p>This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.</p> <p><i>Target Development Density: 45–75 dwelling units/net acre</i></p>	<p>PDB Planned Development Business District</p> <p>HM Hospital Medical District</p> <p>C-2 General Community Commercial District</p>



PRIMARY OBJECTIVES – ADDRESS INCONSISTENCIES

Bass Pro Shops



Example of large-scale auto-oriented commercial development found within C-2 (general commercial) zoning



Old Town



Example of a neighborhood-scale pedestrian-oriented commercial area (with residential) found within C-2 (general commercial) zoning



PHASED APPROACH

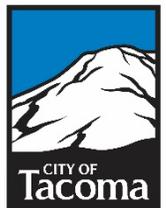
2023 Amendment Cycle

Phase I: Commercial Pattern Area Typology and Implementation Framework

Starting by identifying the appropriate commercial pattern area typologies will help us create a framework for recommended Comp Plan and Zoning Code updates to create better conformance between Comp Plan goals and policies, future land use designations, and zoning code standards.

2024 Periodic Update

Phase II: Development, refinement, and adoption of the recommended updates to the Land Use Regulatory Code and Comprehensive Plan



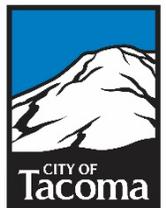
ASSESSMENT OF APPLICATION –

STAFF CONCLUSIONS

- The application is complete and subject to Planning Commission review
- No recent studies or plans have been done on the subject site
- The application can be processed during the 2023 Amendment cycle

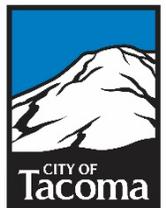
STAFF RECOMMENDATION

- Accept the application as part of the 2023 Annual Amendment docket;
- Move forward to technical analysis, as part of multi-year two-phased approach



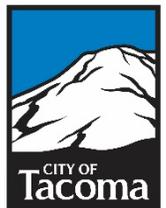
DISCUSSION ITEM F4 - 2023 ASSESSMENT DELIVERY-ONLY BUSINESSES

Adam Nolan
Associate Planner



“DELIVERY-ONLY BUSINESSES” APPLICATION

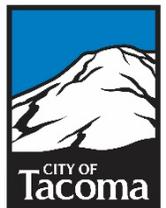
Applicant	City of Tacoma, Planning and Development Services
Area of Applicability	Citywide; zoning districts allowing Commercial Uses
Proposal	Amend the TMC Title 13 to address Delivery-Only Businesses: <ul style="list-style-type: none">• Use Definition• Appropriate location/s• Development/performance standards



DELIVERY-ONLY BUSINESSES

Characteristics

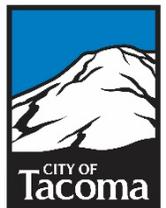
- Food preparation/sale, small grocery, or convenience market that **does not allow public entry**
- **Auto-oriented businesses**
- Exclusively serves delivery services (Door Dash, Uber Eats, etc.)
- Physical location may include one or more separate business entities preparing materials for delivery
- Also commonly referred to as “ghost”, “cloud”, or “virtual” kitchens



DELIVERY-ONLY BUSINESSES

Basis of Application

- Fairly new business model not clearly addressed in Tacoma Municipal Code
 - Not purely a Retail, catering, wholesale or distribution use
- Increased requests for "delivery-only" businesses in the City
 - Market-driven demand (mobile-based apps, COVID-19 pandemic)



DELIVERY-ONLY BUSINESSES

Key Issues for Staff/Planning Commission Consideration

- How to define uses (existing or separate use classification?)
- Siting and location
- Specific development/performance standards (beyond retail uses, etc.)
- Traffic/Auto-oriented impacts (parking, loading, staging, traffic generation, pedestrian streets, safety)



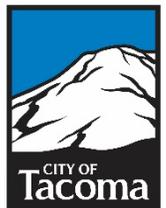
ASSESSMENT/RECOMMENDATION OF APPLICATION

STAFF CONCLUSIONS

- The application is complete and ready for technical analysis
- Amendment application is legislative, subject to Planning Commission review
- The application can be processed during the 2023 Amendment cycle

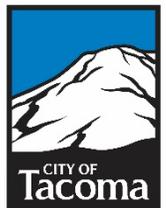
Staff Recommendation

- Planning Commission accept the application as submitted and move it forward to the technical analysis stage



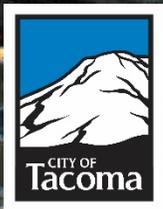
2023 AMENDMENT DOCKET (TENTATIVE)

Application / Issue	Initiation
1. “Mor Furniture” Land Use Designation Change	Private application
2. South Tacoma Groundwater Protection District	Private application
3. Shipping Containers	Council directive
4. Electric Fences	Council directive
5. Delivery-Only Businesses	Permit Application
6. Commercial Zoning Update	Policy implementation
7. Minor Plan and Code Amendments	Staff initiated



2023 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



PLANNING COMMISSION
ASSESSMENT AND DETERMINATION

09.07.2022