



Public Hearing Permitting Levels of Service

City of Tacoma | Planning and Development Services

City Council Meeting
December 3, 2024



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BACKGROUND/OVERVIEW



- In 2023 the State revised permitting timelines and public notice requirements for land use permits
 - Substitute Senate Bill (SSB) 5290
 - Substitute House Bill (SHB) 1105
- New levels of service (LOS) are effective January 1, 2025
- Changes are proposed to Tacoma Municipal Code (TMC) 13.05 to comply with State law
- The Planning Commission conducted public/stakeholder outreach and a public hearing, then issued findings and recommendations on June 26, 2024

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OUTREACH



Public Notice Recipients	
Planning Commission Mailing List (1537 recipients)	Washington State Department of Commerce
City Website and Social Media	Tacoma Daily Index
Neighborhood Councils	Puyallup Tribe of Indians
Business Districts	Joint Base Lewis-McChord
Permit Advisory Board	Master Builders Association

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ISSUES



- SSB 5290 and SHB 1105:
 - Mandate time to process land use permits (reduce from 120 days to 65 or 100 days);
 - Clarify exceptions to how LOS is calculated;
 - Impose financial penalties for exceeding LOS; and
 - Change the information required on public notices.
- These changes are reflected in RCW 36.70B Local Project Review.
- TMC 13.05 Land Use Permits and Procedures was initially modified in the mid 1990s to adopt permitting timelines in accordance with the RCW.
- The proposed ordinance is to align TMC 13.05 with RCW 36.70B.

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PROPOSED REVISIONS



- **TMC 13.05.020**
 - New levels of service:
 - Permits with no public notice = final decision in 65 days
 - Permits with public notice = final decision in 100 days
 - Permits with hearing = final decision in 170 days
 - Includes exceptions
 - Adds comment start date to public notice requirements

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NEXT STEPS



December 10, 2024	First Reading of Ordinance
December 17, 2024	Final Reading of Ordinance
January 1, 2025	Effective Date of Ordinance
Ongoing	Education and Outreach Annual Reporting on Metrics

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