



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Stephen Atkinson, Principal Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services *PA*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance - Adopting Proposed Minor Plan and Code Amendments - December 1, 2020  
**DATE:** November 12, 2020

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**SUMMARY AND PURPOSE:**

An ordinance amending various chapters in Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, to adopt the minor plan and code amendments as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2020, as recommended by the Planning Commission.

**BACKGROUND:**

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code (2020 Amendment) includes three applications, including (1) a land use designation change to the Heidelberg-Davis site, (2) a height limit change to the View Sensitive Overlay District, and (3) minor plan and code amendments. This ordinance pertains to the application of minor plan and code amendments.

This application includes 35 issues or proposed amendments to various chapters of the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code (TMC), as depicted in Exhibit A below, which provides an index of proposed amendments and identifies departments and offices responsible for implementing the respective amendments. Further, specific proposed amendments to the Introduction + Vision and Transportation Master Plan elements of the Comprehensive Plan and chapters 13.01, 13.05 and 13.06 of the TMC are set forth in, respectively, Exhibits B through F.

The Planning Commission completed its review of the 2020 Amendment through an extensive and inclusive public engagement process, including a public hearing conducted on October 7, 2020. The Commission has forwarded to the City Council, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2020 Amendment and the Letter of Recommendation, both dated November 4, 2020. The items document the public review and community engagement process and the Commission's deliberations and decision making concerning the three applications.

The Commission recommends the proposed amendments included in the application of minor plan and code amendments, as depicted in Exhibits A through F, be adopted by the City Council. The Commission suggests these amendments are consistent with the Comprehensive Plan and fulfill the intent to keep information current, address inconsistencies, correct minor errors, and improve the clarify of the Comprehensive Plan and the TMC.

Pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission. The City Council is scheduled to conduct a public hearing on November 24, 2020, concerning all three applications for the 2020 Amendment.



**COMMUNITY ENGAGEMENT:**

In assisting the Planning Commission in shaping its recommendations on the 2020 Amendment, planning staff has reached out to identified stakeholders (e.g., Community and Neighborhood Councils, School District, Metro Parks, Puyallup Tribe, JBLM, and business and property owners near the various project sites), conducted on-site visits, conducted open houses (physical and virtual), and maintained a project website. The Planning Commission also conducted a public hearing on October 7, 2020, for which the notice was distributed to residents within 1,000 feet of affected sites and posted on the project website, newspapers, and social media.

The application of minor plan and code amendments includes a proposed amendment to both the Comprehensive Plan and the Land Use Regulatory Code that would acknowledge the Puyallup Tribe of Indians and Tribal Trust Lands as well as discuss the Land Claims Settlement and the implications for local planning. This particular amendment was developed through engaging with the tribal community.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The review process for the 2020 Amendment, including the Planning Commission’s public hearing, provides an equal opportunity for all residents with diverse background and interests to learn about and comment on the proposed amendments contained therein.

The application of minor plan and code amendments includes a proposed amendment to the Transportation Master Plan that would reprioritize and increase the funding opportunity for various transportation projects in certain mixed-use centers. Such action would improve the road quality and transit access, hence enhancing the accessibility of the community.

**Economy/Workforce:** *Equity Index Score:* High Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

**Civic Engagement:** *Equity Index Score:* High Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Representation at public meetings will reflect the diversity of the Tacoma community.

**Explain how your legislation will affect the selected indicator(s).**

The proposed reprioritization of various transportation projects would increase the number of transportation infrastructure projects and improvements that support existing and new business developments.

The application of minor plan and code amendments also includes many code amendments brought forward by planning staff based on the feedback and suggestions made by customers coming through the City’s land use and building permit counter. Adoption of these amendments would increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

The review process for the 2020 Amendment provides an opportunity for all residents with diverse background and interests to weigh in, reflects the desires of engaged citizens and the diversity of the Tacoma community, and encourages and promotes an efficient and effective government.



**ALTERNATIVES:**

<b>Alternative(s)</b>	<b>Positive Impact(s)</b>	<b>Negative Impact(s)</b>
Reject the proposal.	N/A	Needed updates and corrections to the Comprehensive Plan and the Tacoma Municipal Code are not implemented.

**EVALUATION AND FOLLOW UP:**

Upon the City Council’s adoption of the legislation, the City Clerk’s Office shall coordinate with the responsible departments and offices as identified in Exhibit A to update the Comprehensive Plan and the TMC accordingly.

**STAFF RECOMMENDATION:**

Staff recommends the City Council adopt the minor plan and code amendments as recommended by the Planning Commission and as depicted in Exhibits A through F below, and set the effective date of the legislation as January 1, 2021.

**FISCAL IMPACT:**

There is no fiscal impact.