



2022 Annual Amendment – Overview

City of Tacoma | Planning and Development Services

Infrastructure, Planning, and Sustainability Committee Meeting
March 9, 2022



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AGENDA



Subject:

2022 Annual Amendment to the *One Tacoma* Comprehensive Plan
and Land Use Regularly Code (2022 Amendment)


Presentation Outline:

- What's on the Docket?
- Process and Timeline
- Public Engagement
- Summary of Applications
- Next Steps (Schedule)

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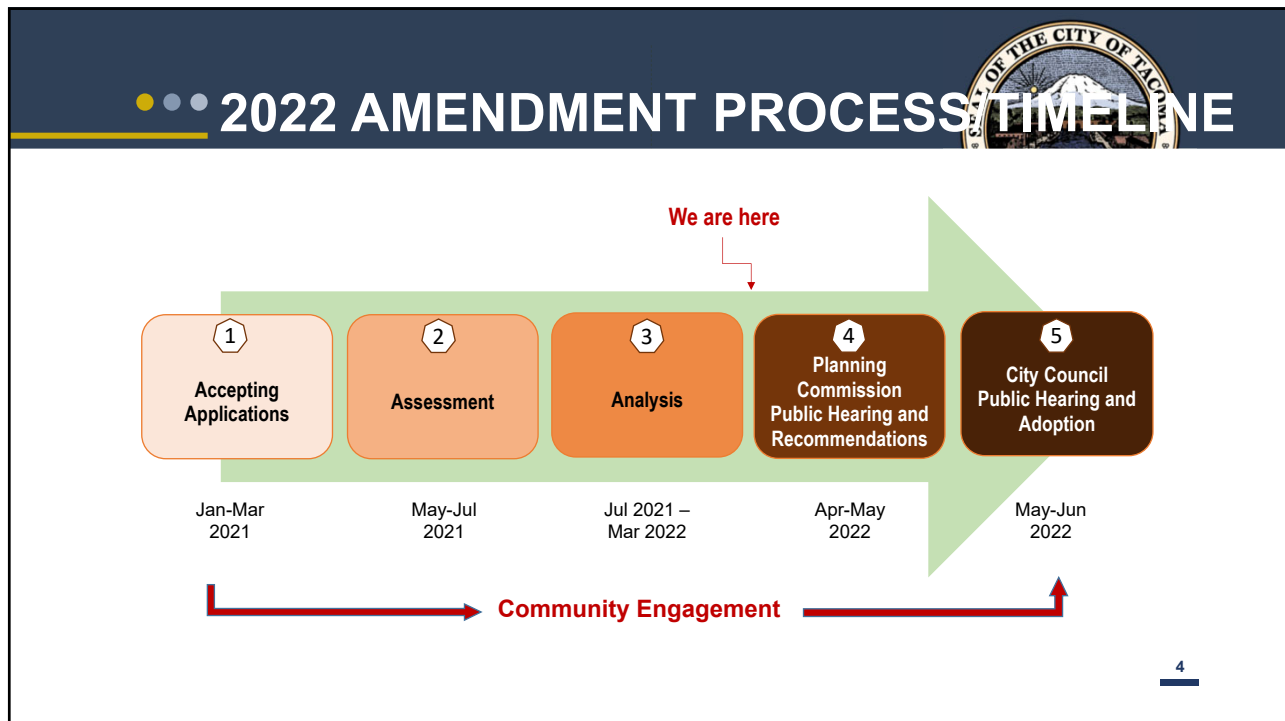
2022 AMENDMENT DOCKET




Application	Notes	Amending:	
		Plan	Code
NewCold	• Land use designation change	x	
South Sound Christian Schools	• Land use designation change	x	
South Tacoma Groundwater Protection District (STGPD) (Application submitted: South Tacoma Economic Green Zone)	<ul style="list-style-type: none"> • Phase 1A: Work Plan for STGPD Code Amendments • Phase 1B: STGPD Code Amendments • Phase 2: Economic Green Zone 	x	x
Minor Plan and Code Amendments	• Non-policy, clean-up type of changes	x	x

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● ● ● PUBLIC ENGAGEMENT

Time / Timeline	Actions
June 16, 2021	<ul style="list-style-type: none"> Planning Commission Public Scoping Hearing Informational Meeting by Staff 33,000 notices distributed
December 2, 6 & 9, 2021	<ul style="list-style-type: none"> Community Meetings for Private Applications
April 6, 2022	<ul style="list-style-type: none"> Planning Commission Public Hearing Informational Meeting by Staff
Periodic	<ul style="list-style-type: none"> Coordination/Communication with Applicants
Planning Comm. Meetings	<ul style="list-style-type: none"> Written Comments accepted
On-going	<ul style="list-style-type: none"> Website (www.cityoftacoma.org/2022Amendment) Planning mailbox (Planning@cityoftacoma.org)

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● ● ● APPLICATION: NewCold




- Applicant: NewCold Seattle, LLC
- Location: 4601 S. Orchard St.
- Proposal: Change land use designation for a 3-acre site (enabling future expansion of storage facility)

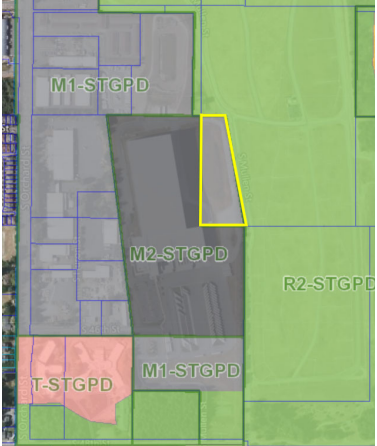
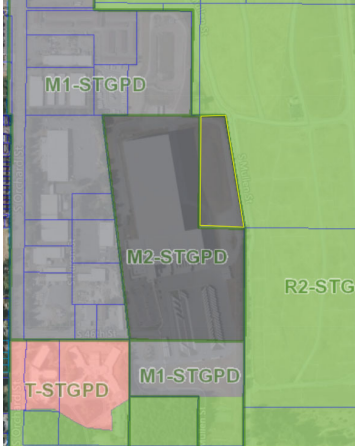



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●●● APPLICATION: NewCold



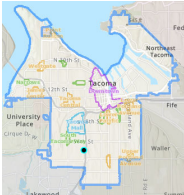
	<p style="text-align: center; font-weight: bold;">Current Land Use Designation:</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Light Industrial</p> <p style="font-size: 0.8em;">Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.</p>	<p style="text-align: center; font-weight: bold;">Proposed Land Use Designation:</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Heavy Industrial</p> <p style="font-size: 0.8em;">This designation is characterized for higher levels of noise, odor, and heavy truck traffic.</p>
	<p style="margin: 0;">7</p>	


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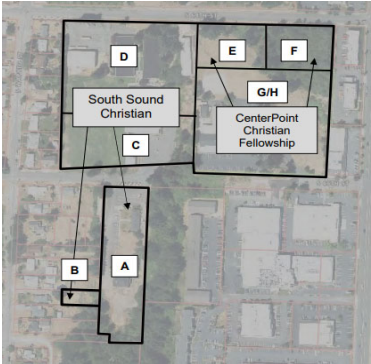
●●● APPLICATION: Christian Schools



- Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship
- Location: Tacoma Mall Blvd. & S. 64th St.
- Proposal: Change land use designation for a 16-acre, 8-parcel site (enabling future commercial and multi-family uses)







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●●● APPLICATION: Christian Schools

**Current Land Use Designation:
Low-Scale Residential**

**Proposed Land Use Designations:
Mid-Scale Residential & General Commercial**

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●●● APPLICATION: Economic Green Zone

- Applicant: South Tacoma Neighborhood Council
- Proposal:
 - Improve regulations to address environmental risks
 - Transform the area into an “Economic Green Zone”
- Study Approach (per Commission Assessment, July 2021):
 1. STGPD Code Amendments – develop a Work Plan first
 2. Economic Green Zone Designation
- Staff Notes:
 - “Work Plan for STGPD Code Amendments” is the proposal for 2022 Amendment (seeking Council concurrence)
 - General support from stakeholders (“The code review is due.”)

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APPLICATION: Minor Amendments

#	Subject	Objective
1	Definition of Family	Maintain consistency with State law
2	Preliminary and Final Plats	Maintain consistency with State law; Clarify regulatory intent
3	Residential Landscaping Requirements	Clarify regulatory intent
4	Homeowners' Association Owned Open Space & Other Tracts	Maintain consistency with State law; Prevent undesired consequences
5	Reference to Definition Section	Provide clarity
6	Cultural Institutions and Public Benefit Use	Enhance code clarity and applicability
7	Efficiency Unit Parking Exemption	Provide clarity
8	Single-family detached dwellings – Small Lots (Level 2)	Provide clarity
9	Public Facility, Public Facility Site, Public Safety Facilities, & Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family and Townhouse Dwelling	Provide clarity
14	Sign Code Update	Maintain consistency with current laws
15	Manitou Annexation Area Land Use	Maintain consistency with Council ordinances

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NEXT STEPS

Date	Actions
May 2021 – March 2022	Planning Commission Analysis
March 9, 2022	IPS Review
April 6, 2022	Planning Commission Public Hearing
May 4, 2022	Planning Commission Recommendations
May 25, 2022	IPS Review and “Do Pass”
June 7, 2022	City Council Study Session; City Council Public Hearing
June 14, 2022	City Council Study Session (if needed); City Council First Reading
June 21, 2022	City Council Final Reading (adoption)

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