



TO: Elizabeth Pauli, City Manager
FROM: Stephen Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set Public Hearing Date for 2020 Amendment – November 10, 2020
DATE: October 26, 2020

SUMMARY AND PURPOSE:

A resolution setting Tuesday, November 24, 2020, as the date for a public hearing regarding the Proposed Amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code for 2020 (2020 Amendment) as recommended by the Planning Commission.

BACKGROUND:

This Department’s recommendation is based on Tacoma Municipal Code 13.02.070.I.1, which requires the City Council to hold at least one public hearing on proposed amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission.

The Commission is scheduled to forward its recommendations on the 2020 Amendment to the City Council in early November. It will be timely for the City Council to conduct a public hearing on November 24, 2020, and subsequently consider adoption of the proposal with readings of ordinances on December 1 and 8, 2020. Completing the 2020 Amendment process by the end of 2020 would also allow the flexibility for the City to consider 2021 Amendments next year, while complying with the requirement of the Growth Management Act that such amendments can be considered “no more frequently than once every year” (RCW 36.70A.130(2)(a)).

The 2020 Amendment includes three subjects (or applications for amendments), i.e., (1) Heidelberg-Davis Site – Land Use Designation Change, (2) View Sensitive Overlay District – Height Limit Change, and (3) Minor Plan and Code Amendments. Relevant documents and information about the 2020 Amendment are available online at www.cityoftacoma.org/2020Amendment.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The public hearing will provide an opportunity for concerned citizens to weigh in, and the City Council to engage with the community, on the 2020 Amendment. In assisting the Planning Commission in shaping its recommendations, 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 (real 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.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This resolution sets the date for a public hearing. The public hearing provides an equal opportunity for all residents with diverse background and interests to learn about and comment on the 2020 Amendment.

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

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

This resolution sets the date for a public hearing. The public hearing provides an opportunity for all residents with diverse background and interests to provide comments for the City Council’s use in making decisions on various proposed amendments to the Comprehensive Plan and the Land Use Regulatory Code that will have long-term affects to the community.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Set the public hearing on a later date.	This would allow more time (than the usual 2 weeks) for public notification.	Adoption of the proposal would be delayed. If not adopted by the end of the year, the proposal could be adopted sometime in 2021, however that would prohibit the City from considering any further amendments to the Comprehensive Plan in 2021.
2. Do not set a public hearing date.	N/A	It becomes uncertain whether the 2020 Amendment recommended by the Planning Commission would be considered by the City Council at all.

EVALUATION AND FOLLOW UP:

This resolution sets the date for a public hearing. Upon completion of the public hearing, staff will review comments received, conduct follow-up analysis and research as needed, and provide appropriate suggestions to the City Council at the first and final readings of adopting ordinances.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends the City Council conduct the public hearing on the 2020 Amendment on November 24, 2020. First and final readings of adopting ordinances are tentatively scheduled for December 1 and 8, 2020.