



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: Ordinance - Adopting Minor Plan and Code Amendments - June 14, 2022
DATE: May 25, 2022

SUMMARY AND PURPOSE:

An ordinance amending various chapters in Titles 11 and 13 of the Municipal Code, relating to Traffic and the Land Use Regulatory Code, to adopt minor plan and code amendments as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2022, as recommended by the Planning Commission.

BACKGROUND:

The 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2022 Amendment) includes the following four applications: (1) a change to the land use designation on the NewCold site, (2) changes to the land use designations on several parcels owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship, (3) the work plan for code amendments pertaining to the South Tacoma Groundwater Protection District, and (4) minor plan and code amendments. This ordinance pertains to the application of minor plan and code amendments.

This application, proposed by the Planning and Development Services Department, includes 17 technical amendments to the One Tacoma Comprehensive Plan and the Tacoma Municipal Code (TMC) that are intended to maintain consistency with state and local laws, correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that are found to be unclear or not fully meeting their intent.

The Planning Commission completed its review of the 2022 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 6, 2022. 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 2022 Amendment (Report) along with a letter of recommendations, both dated May 4, 2022. The Report documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the four applications.

The Planning Commission recommends that the City Council adopt the 17 minor amendments to the Comprehensive Plan and TMC, as set forth in Attachment 4 to the Report and incorporated herein. The Commission's recommendations are consistent with the Growth Management Act, the One Tacoma Plan, Tacoma 2025, and the City's health, equity and sustainability policy.

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 concerning all four applications for the 2022 Amendment on June 7, 2022.



COMMUNITY ENGAGEMENT:

In assisting the Planning Commission in shaping its recommendations on the 2022 Amendment, planning staff has reached out to identified stakeholders (e.g., community and neighborhood councils, Tacoma-Pierce County Health Department, Puyallup Tribe, Joint Base Lewis-McChord, and business and property owners near the various subject sites), conducted informational meetings, and maintained a project website. The Commission also conducted a public scoping hearing in the initial stage of the review process on June 16, 2021, and a public hearing in the final stage on April 6, 2022. Notices of the hearings were distributed to residents within 2,500 feet of affected sites and posted on the project website, newspapers, and social media.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The review process for the 2022 Amendment, including the Planning Commission’s public hearings, provides an equal opportunity for all residents with diverse background and interests to learn about and provide comments on the proposed amendments contained therein.

Economy/Workforce: *Equity Index Score: Very 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 application of minor plan and code amendments 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 improve the service to the development community and ensure Tacoma residents to have a positive impact on the community.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Deny the proposal.	N/A	Unable to make necessary and timely updates and corrections to the Comprehensive Plan and the TMC or to maintain consistency with relevant state and local laws.



City of Tacoma

City Council Action Memorandum

EVALUATION AND FOLLOW UP:

If the legislation is adopted, staff will update the Comprehensive Plan accordingly and work with the City Clerk's Office to codify amendments to the TMC.

STAFF RECOMMENDATION:

Staff recommends the City Council adopt the proposed minor plan and code amendments as recommended by the Planning Commission.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

- Planning Commission's Findings of Fact and Recommendations Report for the 2022
- Attachment 4 – Recommendation Summary