



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 2023 Amendments – June 27, 2023
DATE: May 19, 2023

SUMMARY AND PURPOSE:

A resolution setting Tuesday, June 27, 2023, as the date for a public hearing by the City Council on the 2023 Annual Amendments to the Comprehensive Plan and the Land Use Regulatory Code, as recommended by the Planning Commission.

BACKGROUND:

The Growth Management Act requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with State, regional and local planning mandates and guidelines.

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2023 (2023 Amendments) include the following six applications: (1) Mor Furniture Land Use Designation Change, (2) Electric Fences, (3) Shipping Containers, (4) Delivery-Only Retail Businesses, (5) Commercial Zoning Update Phase I, and (6) Minor Plan and Code Amendments. Relevant documents and information about the 2023 Amendment are available online at www.cityoftacoma.org/2023Amendment.

The Planning Commission is scheduled to forward its recommendations on the 2023 Amendments to the City Council in May 2023. It will be timely for the City Council to conduct a public hearing on June 27, 2023, and subsequently consider adoption of the proposal with readings of ordinances in July-August 2023. Completing the 2023 Amendment process in early August 2023 would also allow adequate time for the Planning Commission and staff to work on the periodic update to the One Tacoma Comprehensive Plan as required by the Growth Management Act (RCW 36.70A.130(5)(a)).

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 2023 Amendment. In assisting the Planning Commission in shaping its recommendations, planning staff reached out to identified stakeholders (e.g., Neighborhood Councils, civic organizations, neighboring jurisdictions, Puyallup Tribe, Joint Base Lewis McCord, and business and property owners near the various project sites), conducted community informational meetings, and maintained a project website. The Planning Commission also conducted a public hearing on April 5, 2023, for which the notice was distributed to residents within 2,500 feet of affected site 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 2023 Amendments.

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).

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 for public notification.	Adoption of the proposal would be delayed, which may impact the efforts of the Planning Commission and staff for the periodic update to the One Tacoma Comprehensive Plan.

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 2023 Amendment on June 27, 2023. First and final readings of adopting ordinances are tentatively scheduled for July 25 and August 1, 2023. 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, and State Growth Management Act requirements that limit amendments to local Comprehensive Plans to no more than once annually, except in limited circumstances.

FISCAL IMPACT:

There is no fiscal impact related to setting the public hearing date.