



TO: Elizabeth Pauli, City Manger
FROM: Corey Newton, P.E., Site and Building Division Manager, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Ordinance - Amending Title 2 of the Tacoma Municipal Code - Building/Development Code Update - November 10, 2020
DATE: October 26, 2020

SUMMARY AND PURPOSE:

An ordinance amending Title 2 of the Municipal Code, relating to Buildings, to change the name to “Building and Development Codes,” to streamline administration for fees, to update language for expand use, increased flexibility, and other assistance in strategic permit services advancements, and by adding a new Chapter 2.22, entitled “Right-of-Way Development Code,” to provide guidance for permitting construction and maintenance activities with the City right-of-way and other administrative provisions.

BACKGROUND:

This ordinance proposal is a result of Resolution No. 40443 due to the City experiencing rapid growth and development. Neighborhoods had expressed related concerns regarding health and safety and requested more engagement from the City before and during construction projects. In addition, Planning and Development Services (PDS) has the continued goal of streamlining development regulation to make them easier to use, amend, and interpret. Development codes regulate where, what type of, and how development may occur. This proposal contains a step to advance the creation of a future unified development code.

This proposal also includes other various technical, financial and administrative changes to Title 2 recommended by PDS, including changes to the development codes and the fee code to enhance PDS’ ability to fulfil administrative responsibilities and provide service to our permit customers, stakeholders, and our community. There is no fiscal impact, however, the administrative process change will reallocate approximately \$2.5 million in dedicated fee revenue.

PDS staff provided a briefing for the Infrastructure, Planning, and Sustainability Committee on September 23 and October 14, 2020. PDS also provided a briefing to the Government, Performance, and Finance Committee on October 20, 2020. PDS received a recommendation from both Committees to advance this ordinance for full City Council consideration.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This proposal is part of phase 2 of the PDS project related to Resolution 40443. PDS is recommending these changes to recognize the construction impacts felt for residential neighborhoods. These changes provide PDS with additional tools to mitigate impacts and increase our positive community/customer engagements.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This proposal is intended to improve equity and accessibility. PDS developed this proposal using an equity lens, as we recognize that the construction impacts felt are not the same for a residential neighborhood compared with an



industrial or commercial area. This proposal provides the City with additional authority to potentially add additional criteria to specific construction projects to more immediately address relevant concerns.

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

Increase positive public perception related to the Tacoma economy.

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

Civic Engagement: *Equity Index Score:* Very 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.

Livability: *Equity Index Score:* Very High Opportunity

Increase positive public perception of safety and overall quality of life.

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

This proposal contains additional administrative authority for public notifications, project meetings, and construction nuisances. This proposal combined with our phase 3 recommendations will provide the City with additional tools to encourage better communication and engagement on construction projects.

ALTERNATIVES:

The City Council could choose not to modify Title 2, however it would limit the City's ability to address and engage with the community's concerns related to construction impacts. This may also prevent the various other strategic proposals from advancing.

EVALUATION AND FOLLOW UP:

PDS has committed to providing a follow-up presentation and any new recommended changes to the Infrastructure, Planning, and Sustainability Committee no later than 9 months after adoption.

STAFF/SPONSOR RECOMMENDATION:

PDS staff recommend adopting the proposed ordinance changes Title 2 of the Tacoma Municipal Code. This will help PDS to meet its mission of partnering with the community to build a livable, sustainable, and safe City by providing strategic, timely, predictable, cost-effective planning and development services with a culture focused on community engagement, customer service, creativity, accountability, and continuous improvement.

FISCAL IMPACT:

There is no fiscal impact, however the administrative process change will reallocate approximately \$2.5 million in dedicated fee revenue.