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AGENDA

- Reporting Requirement and Reporting Schedule
- Accomplishments 2022-2023 and Special Notes
- Proposed Work Program for 2023-2025
- **Action Requested: Feedback and Concurrence (if appropriate)**



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REPORTING REQUIREMENT

Tacoma Municipal Code (TMC) 13.02.040 Duties and responsibilities.

The Planning Commission is hereby vested with the following duties and responsibilities:
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L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.



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REPORTING SCHEDULE

Date	Actions
January 18, 2023	Mid-Year Check-in – Planning Commission
February 8, 2023	Mid-Year Check-in – Infrastructure, Planning, and Sustainability (IPS) Committee
August 2, 2023	Draft Report Review – Planning Commission
November 15, 2023	Report Recommendation – Planning Commission
December 13, 2023	Report Review/Concurrence – IPS
February 2024 (<i>tentative</i>)	Mid-Year Check-in – Planning Commission
March 2024 (<i>tentative</i>)	Mid-Year Check-in – IPS



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PLANNING COMMISSION ANNUAL REPORT JULY 2022 – JUNE 2023



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ACCOMPLISHMENTS

- 2023 Annual Amendment:
 - Mor Furniture Land Use Designation Change
 - Electric Fences
 - Shipping Containers
 - Delivery-Only Retail Businesses
 - Commercial Zoning Update – Phase 1
 - Minor Plan & Code Amendments
- College Park Historic District
- Home in Tacoma Project – Phase 2
- Design Review Program
- South Tacoma Groundwater Protection District (STGPD) – Moratorium
- Neighborhood Planning Program
 - McKinley Neighborhood Plan
 - Proctor Neighborhood Plan
 - Criteria for prioritization of future plan efforts
- Tideflats Subarea Plan and Environmental Impact Statement (EIS)
- “Picture Pac Ave” Pacific Avenue Corridor Subarea Plan and EIS
- Bus Rapid Transit (BRT)
- Transit-Oriented Development Advisory Group (TODAG)
- 2024 Comprehensive Plan Update
- Capital Facilities Program



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SPECIAL NOTES

- Three public hearings (2023 Amendment, College Park, and Capital Facilities Program)
- Only cancelled one meeting
- Facilities Advisory Committee
- TODAG
- Design Review Project Advisory Group
- Safety Training (April 2023)
- Pierce Transit BRT review and input (June/July 2022)
- McKinley Hill Neighborhood Planning events
- Proctor Neighborhood Planning events
- Community meetings, open houses, workshops, etc. (such as Home in Tacoma)
- Modifications to Planning Commission bylaws to better reflect new reality of virtual participation and hybrid meetings, and accepting oral comments (January 2023)



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PROPOSED WORK PROGRAM 2023 – 2025



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SOURCES

- Previous/current Work Program
- Previously postponed projects
- Mandates (state, regional, and local)
- City Council initiatives and actions
- Planning Commission feedback and suggestions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Feedback, requests, or applications from citizens and stakeholders



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ANNUAL VS OFF-CYCLE AMENDMENTS

Annual Amendment Docket:

- Changes to the Comprehensive Plan
- Changes to zoning districts/standards that need an associated change to the Plan

Off-Cycle Amendments:

- Exceptions to annual limitation on Comprehensive Plan amendments (Subarea Plans, Capital Facilities Program)
- Code amendments or area-wide rezones that require no concurrent Comprehensive Plan amendments

Factors Considered in Administrative Decisions:

- Staff resources
- Planning Commission work program considerations
- IPS and City Council prioritization
- Timing and duration
- "Batching" amendments with other code amendments
- Administrative efficiency (i.e., one process, one public hearing, one adoption effort)
- Concurrent review and assessment



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PLANNING AND DEVELOPMENT PROCESS

Planning

Establishing
Community Vision and
Priorities

Outcome:
Plans, Policies,
Goals

Key Participants:
Council, Advisory
Commissions,
Community, Staff

01

Outcome:
Codes addressing
Building, Zoning,
Infrastructure,
Environment, etc.

Key Participants:
Council, Advisory
Commissions,
Community, Staff

02

Code Development
Establishing community
standards

Permit Review

Ensuring a proposal's
consistency with
community standards

Outcome:
Development
Permits

Key Participants:
Applicant, Staff,
Community (as
appropriate)

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Outcome:
Completed
Project

Key Participants:
Builder, Staff

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Construction

Inspecting to ensure a
project's consistency
with approved permits



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PLANNING AND DEVELOPMENT PROCESS

Planning

Establishing
Community Vision and
Priorities

Outcome:
Plans, Policies,
Goals

Key Participants:
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01

Outcome:
Codes addressing
Building, Zoning,
Infrastructure,
Environment, etc.

Key Participants:
Council, Advisory
Commissions,
Community, Staff

02

Code Development
Establishing community
standards

**The legislative
process** develops,
recommends, and
adopts policies
and development
regulations



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PLANNING AND DEVELOPMENT PROCESS

The quasi-judicial process reviews and processes project development applications

Permit Review

Ensuring a proposal's consistency with community standards



Construction

Inspecting to ensure a project's consistency with approved permits



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EXPECTED COMPLETION IN 2023

- 2023 Amendments to the Comprehensive Plan and Land Use Regulatory Code
- Proposed College Park Historic District (2.0)
- Design Review Program
- Local Historic Districts – Potential Moratorium
- Proctor Neighborhood Plan

August 2023 (Council)

August 2023 (declined)

October 2023

November 2023

December 2023



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WORK PROGRAM FOR 2024 *(PRELIMINARY)*

Growth Management Act (GMA)-Mandated 2024 Comprehensive Plan Periodic Update

Potential key Plan issues:

- Coordination/integration with Tacoma 2035 Strategic Plan update (City Manager's Office)
- Growth Targets and Consistency with VISION 2050 (including new affordable housing targets)
- Transportation Master Plan Update (Public Works)
- Tribal Lands Coordination and Compatibility
- 20 Minute Neighborhoods and Performance Measures
- Economic Development Element (Community and Economic Development)
- Mixed-Use Centers Policy Updates (including Core/Pedestrian Street review and height bonus program)
- Commercial Zoning Policy Updates
- Watershed Plan Elements (Environmental Services)
- Climate Action Plan Integration (including greenhouse gas Targets and Implementation Actions)

- Historic Preservation Plan Update and Integration (including policy/code review on local historic districts)
- Level of Service Standards and Priority Project Lists (multiple)
- Health, Equity and Anti-Racism Policy Updates (Tacoma-Pierce County Health Department (TPCHD), Office of Equity and Human Rights, Housing Equity Task Force, etc.)
- Downtown Subarea Plan integration (including street designation review)

Potential key Code issues:

- Critical Areas Preservation Ordinance Update (including biodiversity corridors)
- Mixed-Use Centers Code Updates
- Commercial Zoning Update – Phase 2
- Landscaping Code Improvements

WORK PROGRAM FOR 2024 *(PRELIMINARY)*

• Other Projects ("Off-Cycle" Projects)

- Neighborhood Planning Program – Neighborhood Plan #3 (South Tacoma)
- STGPD – Phase 2 (Code Update)
- STGPD – Moratorium (potential extension)
- Home in Tacoma Project – Phase 2
- Tideflats Subarea Plan and EIS
- Pacific Avenue Subarea Plan and EIS ("Picture Pac Ave")
- Design Review Program (program launch)
- Proctor Neighborhood Plan
- Cushman/Adams Substation Reuse Study
- 2025-2030 Capital Facilities Program (CFP)
- Additional Items from Home in Tacoma (such as the Eastside View Sensitive District, commercial uses in mid-scale areas, and the Passive Open Space areas)
- Home Occupation Expansion

WORK PROGRAM FOR 2025 *(VERY PRELIMINARY)*

- 2025 Amendment Package *(including private applications)*
- Implementation of Senate Bill 5290 – Consolidating Local Permit Review Processes
- Further Implementation of House Bill 1110 – Middle Housing Bill
- South Tacoma Economic Green Zone – Subarea Plan *(pending budget consideration)*
- Home in Tacoma Project – Implementation and Refinement
- Design Review Program – Implementation and Refinement
- Neighborhood Planning Program – Implementation and Additional Planning Efforts *(pending budget consideration)*



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OTHER ON-GOING ISSUES *(SUCH AS...)*

- **Six-Year Comprehensive Transportation Program**
- **Transportation Master Plan Implementation**, in coordination with Transportation Commission and TOD Task Force (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, light rail expansion, BRT planning)
- **Historic Preservation**, in coordination with the Landmarks Preservation Commission
- **Regional Coordination** (e.g. VISION 2050, Pre-annexation planning, Pierce County Regional Council population allocations, Pierce County Climate Collaborative)
- **Citizen Participation, Notification, Language Access, and Public Outreach Enhancements**
- **Urban Forestry Implementation**, in coordination with Environmental Services
- **Zoning Code conversion to web-based, linked format**



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EMERGING ISSUES *(SUCH AS...)*

- **Health Impact Assessments**, in partnership with TPCHD
- **Tribal Planning Coordination**, in coordination with the Puyallup Tribe
- **Crime Prevention Through Environmental Design**
- **Corridor Plans, focused on TOD corridor planning** (such as South 19th Street, Portland Avenue, 6th Avenue)
- **Station-Area Planning** (such as Portland Avenue/I-5 area, "Four Corners")
- **Parking Update** (such as Regional Plan Association expansion, refinements along light rail, mixed-use centers)
- **Street Typology and Designation System Review**
- **Sustainability Issues** (such as wildfire adaptation/mitigation, urban heat island considerations)
- **Pre-Annexation Planning**, in coordination with Pierce County



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Planning Commission Annual Report 2022-2023 Work Program 2023-2025

Infrastructure, Planning & Sustainability Committee
December 13, 2023

Brian Boudet, Planning Manager
Planning and Development Services Department




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