



2022 Annual Amendment Planning Commission's Recommendations

City of Tacoma | Planning and Development Services
 Infrastructure, Planning and Sustainability Committee Meeting
 May 25, 2022

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Agenda



Subject:

Planning Commission's Recommendations on the Proposed Amendments to the One Tacoma Comprehensive Plan and Land Use Regularly Code for 2022 (2022 Amendment).

Presentation Outline:

- Annual Amendments Overview
- 2022 Amendment Docket, Process, Timeline, and Community Engagement
- Planning Commission's Recommendations
- Next Steps
- IPS Committee Feedback

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Annual Amendments



Growth Management Act:

- Continuing review and evaluation
- Limits plan amendments to once per year, with some exceptions
- Review proposals concurrently
- Internal consistency and conformance to Comprehensive Plan

Tacoma Comprehensive Plan and Municipal Code:

- Review proposals concurrently
- Evaluate cumulative impacts of proposals
- Address changing conditions and new information, new state laws
- Applications provide path to reflect changing community values and desires

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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 Land Use Regulatory Code 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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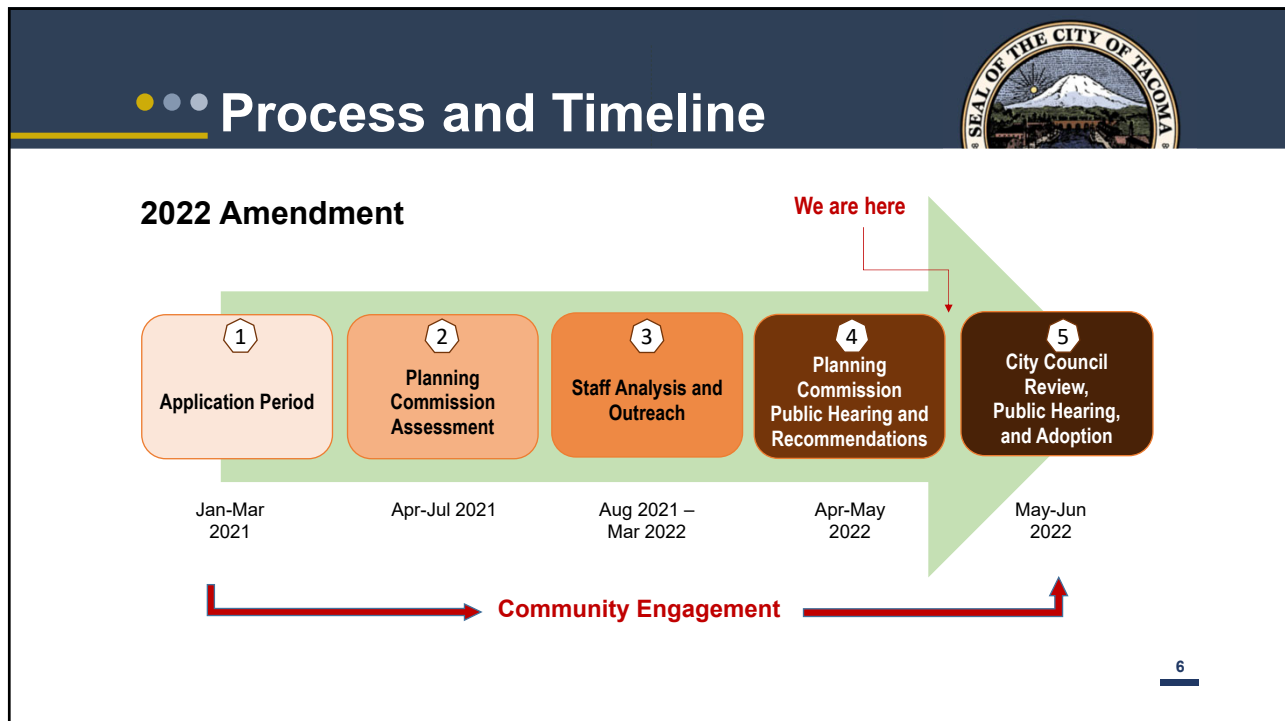
2022 Amendment Docket



Application	Notes	Amending:	
		Plan	Code
NewCold Land Use Designation Change	<ul style="list-style-type: none"> From Light Industrial to Heavy Industrial 3-acre site; for expansion of cold storage 	x	
South Sound Christian Schools Land Use Designation Changes	<ul style="list-style-type: none"> From Low-Scale Residential to: Mid-Scale Residential, General Commercial, and Parks and Open Space 16-acre site; for future multi-family and commercial development 	x	
Work Plan for South Tacoma Groundwater Protection District Code Amendments	<ul style="list-style-type: none"> Phase 1A: Work Plan Phase 1B: Code Amendments Phase 2: Economic Green Zone Designation 	x	x
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Addressing code conflicts, clarity, state law 	x	x

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Community Engagement

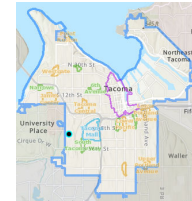


Time / Timeline	Actions
June 16, 2021	<ul style="list-style-type: none"> • Planning Commission Public Scoping Hearing • Informational Meeting by Staff • 33,000 notices distributed
September 1, 2021	<ul style="list-style-type: none"> • IPS Committee – 2021-2023 Work Program
December 2, 6 & 9, 2021	<ul style="list-style-type: none"> • Community Meetings
March 30, 2022	<ul style="list-style-type: none"> • Informational Meeting (prep for hearing)
April 6, 2022	<ul style="list-style-type: none"> • Planning Commission Public Hearing
On-going	<ul style="list-style-type: none"> • Coordination/Communication with Applicants
Planning Comm. Meetings	<ul style="list-style-type: none"> • Written Comments accepted
On-going	<ul style="list-style-type: none"> • Website (www.cityoftacoma.org/2022Amendment) • Mailbox (Planning@cityoftacoma.org)

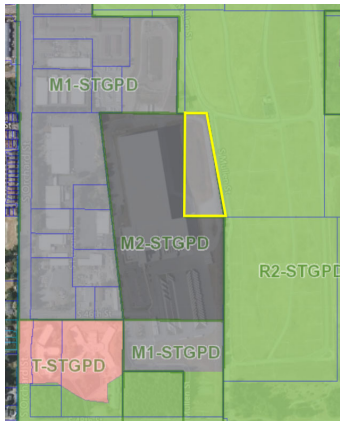
Application: NewCold



- Applicant: NewCold Seattle, LLC
- Location: 4601 South Orchard Street
- Proposal: Change land use designation for a 3-acre site to allow future expansion of the cold storage facility



Application: NewCold



Current Land Use Designation:

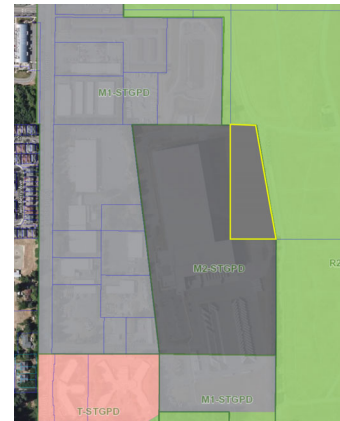
Light Industrial

Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.

Proposed Land Use Designation:

Heavy Industrial

This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



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Application: NewCold




Planning Commission's Recommendation:

- Approve the requested "Heavy Industrial" designation
- Acknowledge that:
 - Enables rezoning to provide consistent use allowance and standards, including height
 - Proposed use is generally considered light industrial
 - Address the following:
 - South Mullen Street extension
 - Air quality and stormwater
 - Industrial traffic circulation in South Tacoma

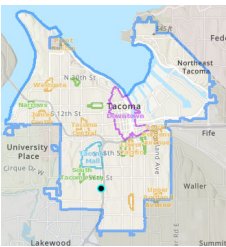

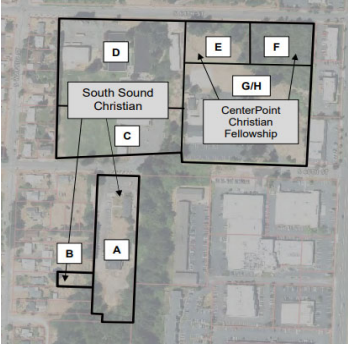
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Application: Christian School




- Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship
- Location: Tacoma Mall Boulevard and South 64th Street
- Proposal: Change land use designation for a 16-acre, 8-parcel site, to allow future commercial and multi-family uses

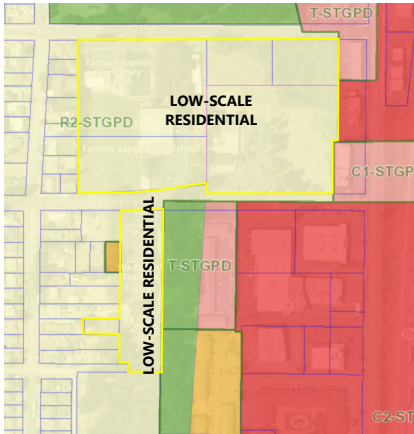
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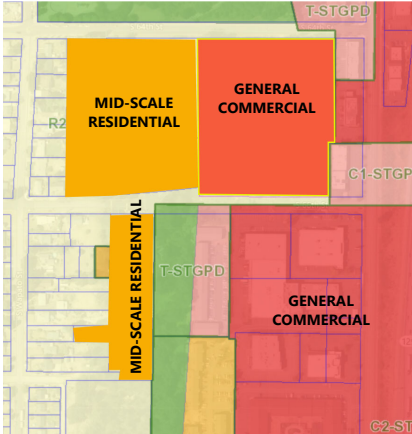
Application: Christian School



**Current Land Use Designation:
Low-Scale Residential**



**Applicant Request:
Mid-Scale Residential and
General Commercial**



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Application: Christian School

Planning Commission’s Recommendations:

- Approve designations as follows:
 - Parks and Open Space – Areas A and B;
 - Low-Scale Residential – Area C;
 - Mid-Scale Residential – Areas D, E & F; and
 - General Commercial – Area G.
- Ensure the preservation of Garry Oaks on site during site rezone and development.

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Application: STGPD and EGZ

- **Application: South Tacoma Groundwater Protection District and Economic Green Zone**
- Applicant: South Tacoma Neighborhood Council
- Proposal:
 - Improve regulations to address environmental and health risks
 - Transform the South Tacoma Manufacturing and Industrial Center into an “Economic Green Zone” to foster environmentally friendly and sustainable industry

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●●● Groundwater Protection District



(Background Information)

Purpose: The South Tacoma Groundwater Protection District (STGPD) is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety.


Standards:

1. Restricts high impact uses (wood preservatives, chemical processing, oil refining, etc.)
2. Stormwater management, potential enhanced treatment and monitoring for infiltration
3. Hazardous substance storage and management
4. Underground and aboveground storage tanks
5. Inspections and testing
6. Spill prevention and management
7. Enforcement/penalties

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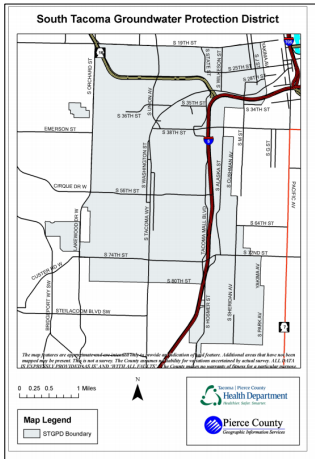
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●●● Application: Work Plan for STGPD and EGZ



Planning Commission's Recommendations:


- Approve the Work Plan for STGPD Code Amendments
- Acknowledge the phased approach:
 - Phase 1A – Work Plan (2022)
 - Phase 1B – Code Amendments (2022-2023)
 - Phase 2 – EGZ Designation (2022-2024)
- Acknowledge that:
 - Code amendments require multi-jurisdictional collaboration
 - EGZ designation is likely a subarea plan effort, requiring additional staffing and budgetary resources
- Consider the merits of a moratorium on future development projects



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Application: Minor Amendments




#	Subject	Objective
1	Household Occupancy Limits (definition of “family”)	Maintain consistency with State law
2	Preliminary and Final Plats	Maintain consistency with State law; Clarify regulatory intent
3	Residential Landscaping Requirements	Clarify regulatory intent
4	Homeowners’ Association Owned Open Space and Other Tracts	Maintain consistency with State law; Prevent undesired consequences
5	Reference to Definition Section	Provide clarity
6	Cultural Institutions and Public Benefit Use	Enhance code clarity and applicability
7	Efficiency Unit Parking Exemption	Provide clarity
8	Single-family detached dwellings – Small Lots (Level 2)	Provide clarity

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Application: Minor Amendments



9	Public Facility, Public Facility Site, Public Safety Facilities, and Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family and Townhouse Dwelling	Provide clarity
14	Sign Code Update	Maintain consistency with current laws
15	Manitou Annexation Area Land Use	Maintain consistency with Council ordinances
16	Remove References to FWDA	Update information
17	Park and Recreation Map Update	Update information

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● ● ● Application: Minor Amendments


Planning Commission’s Recommendation:

- Adopt proposed amendments
- Acknowledge that the change in the “Definition of Family” –
 - is intended to comply with recent changes in State law;
 - addresses household occupancy limits; and
 - is an interim step, setting the stage for a more holistic review during Home In Tacoma Phase 2
- Acknowledge that the correlation between R-3 and Low-Scale Residential needs to be further evaluated through Home In Tacoma Phase 2



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● ● ● NEXT STEPS


Date	Actions
May 2021 – March 2022	Planning Commission Analysis
March 9, 2022	IPS Review
April 6, 2022	Planning Commission Public Hearing
May 4, 2022	Planning Commission Recommendations
May 25, 2022	IPS Review and Feedback
June 7, 2022	City Council Study Session; City Council Public Hearing
June 14, 2022	City Council Study Session (if needed); City Council First Reading
June 21, 2022	City Council Final Reading (adoption)

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IPS Feedback



Application	Planning Commission's Recommendations
NewCold Land Use Designation Change	<ul style="list-style-type: none"> Approve Heavy Industrial Address environmental impacts
South Sound Christian Schools Land Use Designation Changes	<ul style="list-style-type: none"> Approve Parks and Open Space, Mid-Scale Residential, and General Commercial Preserve Garry Oaks
Work Plan for South Tacoma Groundwater Protection District Code Amendments	<ul style="list-style-type: none"> Approve the Work Plan Approve the phased approach Consider the merits of moratoria
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Approve

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