



TO: Hyun Kim, Interim City Manager
FROM: Peter Huffman, Planning and Development Services Department *PA*
COPY: Infrastructure, Planning, and Sustainability Committee; Anna Le; Ramiro A. Chavez, P.E. PgMP
PRESENTER: Brian Boudet, Planning and Development Services
SUBJECT: Planning Commission Work Program for 2025-2027
DATE: October 22, 2025

PRESENTATION TYPE:

Informational Briefing

SUMMARY:

On October 22, 2025, Planning and Development Services staff will present the Planning Commission's Work Program for 2025-2027 and seek this Committee's feedback and concurrence.

BACKGROUND:

Section 13.02.040.L of the Tacoma Municipal Code requires the Planning Commission to "develop the work program for the coming year in consultation with the City Council." The attached report outlines planning projects to be carried out or initiated during the general timeline of July 2025 through June 2027 or beyond. The attached Work Program was approved by the Planning Commission at their meeting on October 1, 2025.

ISSUE:

Issues pertaining to the Planning Commission's Work Program may be identified and discussed during the briefing. As usual, while this Work Program attempts to best outline the Commission's planned projects, the Work Program is subject to future adjustments in response to legislative requirements, community requests, City Council priorities, budget and staffing constraints, or other emerging situations.

ALTERNATIVES:

Alternatives to projects and prioritization of projects may be identified and discussed during the briefing.

FISCAL IMPACT:

Fiscal impacts of projects may be identified and discussed during the briefing.

RECOMMENDATION:

Staff recommends that the Infrastructure, Planning, and Sustainability Committee concur with the proposed Planning Commission Work Program for 2025-2027, with suggested revisions, if any.

ATTACHMENT:

Recommended Planning Commission Work Program for 2025-2027



Planning Commission Work Program (2025-2027)

(As Approved by Planning Commission – October 1, 2025)

The Commission's Work Program contains projects and planning activities slated for completion or substantial progress during the general timeframe of July 2025 - December 2027. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Commission's review and recommendation authority. The Work Program is subject to ongoing review and adjustment in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.

Expected Completion in Remainder of 2025

- **South Tacoma Groundwater Protection District Code Update** **Council Action September 2025**
 - Associated Moratorium (Ordinance 28872)
- **Historic Districts Nomination Process Code Update** **Council Action Expected October 2025**
 - Associated Moratorium (Ordinance 28962)
 - Incorporates new State requirements (SHB 1576)
- **Tideflats Subarea Plan & EIS** **Council Action Expected December 2025**
 - Required by PSRC

Expected Work Program for 2026 (preliminary)

- **Critical Areas Preservation Ord. Update** **PC Action Q4 2025, Council Action Q1 2026**
 - Including biodiversity corridors and critical aquifer recharge areas
 - Periodic update required by State law
- **Pacific Avenue Corridor Subarea Plan and EIS ("Picture Pac Ave")** **PC Action Q1 2026, Council Action Q2 2026**
 - Partnership with Pierce Transit and Tacoma-Pierce County Health Department
 - State grant funding
- **2026 Annual Amendment Package** **PC Action Q1 2026, Council Action Q2 2026**
 - McKinley Annexation – Establishing Comp Plan Designation/Zoning
 - Special Needs Housing Code Update (per Resolution 41311)
 - Childcare Centers Code Update (Required by State, SB 5509)
 - Binding Site Plans Code Update (Required by State, SB 5611)
 - Minor Amendments
- **Capital Facilities Program (2027-2032)** **PC Action Q2 2026, Council Action Q4 2026**
 - Required by State law, tied to Budget process
- **Parking Code Amendments** **PC Action Q3 2026, Council Action Q4 2026**
 - Required by State (SB 5148)

Expected Work Program for 2027 *(very preliminary)*

- **Landscaping/Tree Code Update** *PC Action Q4 2026, Council Action Q1 2027*
 - Per Resolution 41682
- **Home in Tacoma Code Adjustments Package** *TBD*
 - Includes modifications based on lessons learned from early implementation
 - Includes high-density residential (leftover from Home in Tacoma Phase 2)
 - Includes Unit Lot Subdivisions (required by State, SB 5559)
- **2027 Annual Amendment** *PC Action Q1 2027, Council Action Q2 2027*
 - Commercial Zoning Update Phase 2 (possibly including some MUC components)
 - Industrial Land Use Transitions Code/Zoning (ST Neighborhood Plan implementation)
 - Passive Housing Support Code (required by State, SB 1183)
 - Minor Amendments
- **Commercial/Downtown/Mixed-Use Centers – Street Classifications & Design Update** *PC Action Q2 2027, Council Action Q3 2027*
 - Urban Design implementation

Other Notable Upcoming Projects *(generally in the 2027-2029 time period)*

- **Shoreline Master Program Update – Required by State to be completed by 2029**
- **New Climate Element for the Comprehensive Plan – Required by State to be completed by 2029**
 - Including updated ADA Transition Plan, Climate Resiliency sub-element, Emergency Response and Management, Greenhouse Gas and Reduction Plan
- **Mid-Cycle (5-year) Comprehensive Plan Review – Required by State to be completed by 2029**
- **Transit-Oriented Development Rezones/Code – Required by State to be completed by 2029**
- **Home in Tacoma 3-Year Review – Required by Home in Tacoma Ordinance**

On-going and Emerging Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, Transportation Commission, and Community Council)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g., impact fees study, transportation network planning, streetscape design guidance, such as Tacoma Ave., signature trails development, etc.)
- Light Rail Expansion projects and Corridor and Station-area Plans, focused on TOD corridor planning, such as 19th Street, Portland Avenue, 6th Avenue, etc.
- Pierce Transit Long-Range Plan and Stream System Expansion Study (SSES)
- Citizen Participation, Notification, Language Access, and Public Outreach Enhancements
- Proactive Equity/Social Justice/Anti-Racism integration in policies and programs
- Subarea Plan Implementation – North Downtown, South Downtown, Hilltop, and Tacoma Mall Neighborhood
- Home in Tacoma implementation and tracking
- Urban Design Program implementation and tracking

- Urban Forestry implementation and tracking
- Historic Preservation, in coordination with the Landmarks Preservation Commission
- Regional Transportation Issues, in coordination with the Transportation Commission (e.g., Tacoma LINK and Central LINK Light Rail Expansions, Pierce Transit Long-Range Plan and BRT Project)
- PSRC Regional Centers Framework Update, Vision 2050 implementation, GMA review
- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning
- Regional/Countywide Climate planning and coordination (Pierce County Climate Collaborative)
- Tribal Planning Coordination
- Potential Pre-Annexation Planning – Browns Point/Dash Point, Parkland/Spanaway (*with Pierce County*)
- Zoning Code streamlining and conversion to web-based, linked format