



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services *PH*
COPY: Infrastructure, Planning, and Sustainability Committee; Joseph Franco
PRESENTER: Brian Boudet, Planning Manager, Planning and Development Services
Stephen Atkinson, Principal Planner, Planning and Development Services
SUBJECT: 2022 Annual Amendment
DATE: March 9, 2022

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

Planning and Development Services (PDS) staff will provide a briefing of the proposed Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code for 2022 (2022 Amendment), including a summary of the proposals, major issues, public comments to date, and project schedule. The 2022 Amendment is currently under the Planning Commission’s (Commission) review.

BACKGROUND:

Amendments to the Comprehensive Plan and/or Land Use Regulatory Code are proposed on an annual basis, as required by the State Growth Management Act. The 2022 Annual Amendment process began in January 2021 and is slated for completion in June 2022.

The Commission and planning staff have accomplished the following major tasks: (1) accepting applications (January-March 2021); (2) assessing applications and moving them forward for technical analysis (June-July 2021); and (3) conducting technical analysis and community engagement (July 2021 – March 2022). The Commission is scheduled to release the 2022 Amendment package for public review on March 2, 2022 and conduct a public hearing on April 6, 2022.

The 2022 Amendment package consists of the following four applications (see Exhibits A-D):

1. NewCold – Seeking land use designation change at a 3-acre site near Orchard Street and South 46th Street to allow for expansion of an existing heavy industrial use.
2. South Sound Christian Schools – Seeking land use designation changes on 8 parcels near Tacoma Mall Boulevard and South 64th Street to allow for multi-family and commercial uses on some of the parcels.
3. Work Plan for South Tacoma Groundwater Protection District (STGPD) Code Amendments – Outlying the approach to amending the STGPD regulations to better address environmental and health risks, and to set the stage for the next phase of a broad review of the general area of the STGPD to promote an Eco-Industrial Park and Economic Green Zone concept.
4. Minor Plan and Code Amendments – Non-policy, technical type of changes to the Comprehensive Plan and the Land Use Regulatory Code to correct errors, address inconsistencies, update information, improve clarity, and clarify policy/regulatory intents.



The next steps of the 2022 Amendment are illustrated in the schedule below:

2022 Amendment Schedule (March – June 2022) (As of February 22, 2022 – subject to change)	
Date	Actions
March 2	Planning Commission (PC) Release 2022 Amendment package for public review
March 9	Infrastructure, Planning, and Sustainability Committee (IPS) Review of 2022 Amendment package
April 6	PC Public Hearing
May 4	PC Recommendations to City Council
May 25	IPS review of PC recommendations and consideration of “Do Pass” recommendation to City Council
June 7	City Council Study Session
June 7	City Council Public Hearing
June 14	City Council Post-Hearing Study Session (if needed)
June 14	City Council First Reading of Ordinances
June 21	City Council Final Reading of Ordinances, adopting 2022 Amendment Package

ISSUE:

NewCold application – there are some concerns about traffic, noise, stormwater, parking and other impacts associated with the potential expansion of the existing storage facility.

South Sound Christian Schools application – there might be concerns about future land uses, access, critical areas, or neighborhood compatibility, depending on how individual parcels are eventually developed.

There are no apparent issues concerning the other two applications.

ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

This is an information briefing only. There is no recommendation. For more information, please visit www.cityoftacoma.org/2022Amendment.

EXHIBITS:

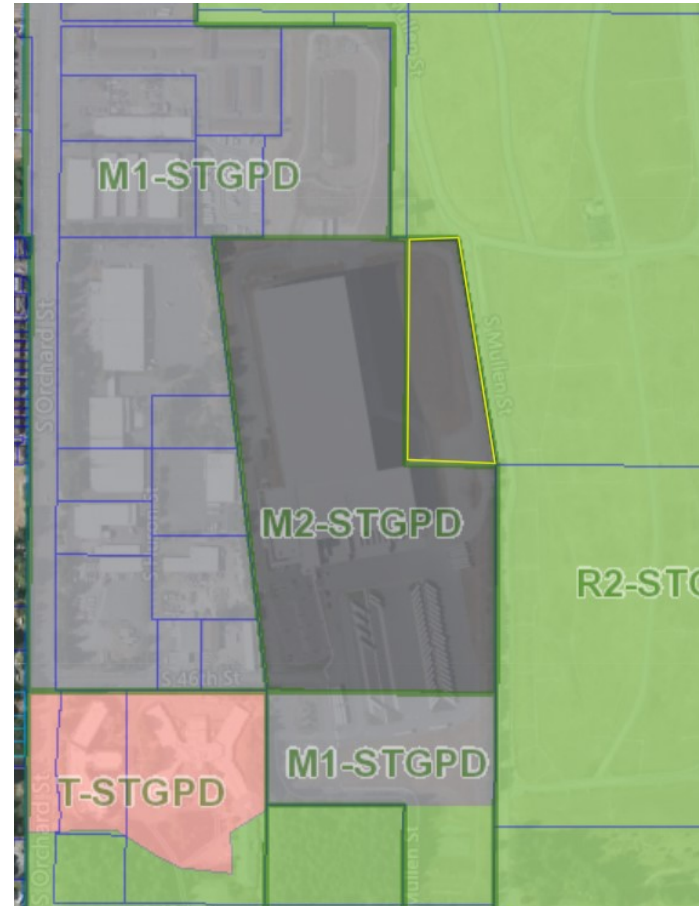
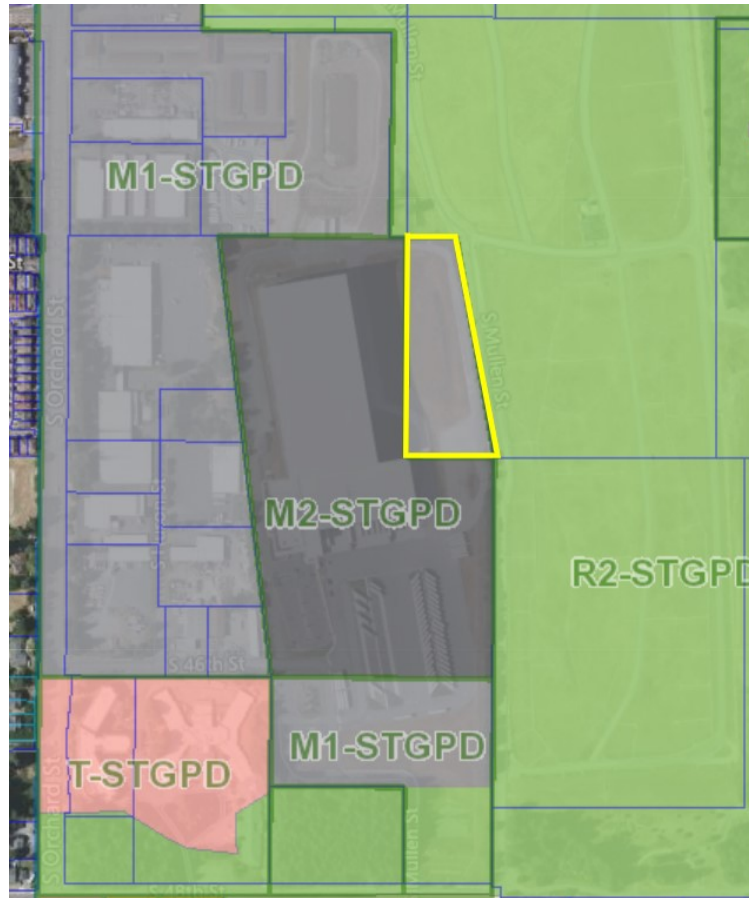
- A. NewCold Proposed Land Use Designation Change
- B. South Sound Christian Schools Proposed Land Use Designation Change
- C. Work Plan for South Tacoma Groundwater Protection District Code Amendments
- D. Minor Plan and Code Amendments

2022 Comprehensive Plan and Land Use Code Amendments

**CURRENT LAND USE DESIGNATION:
LIGHT INDUSTRIAL**

**PROPOSED LAND USE DESIGNATION:
HEAVY INDUSTRIAL**

EXHIBIT "A": NewCold



APPLICANT: NewCold Seattle, LLC

SITE LOCATION: 4601 S Orchard Street, Tacoma WA

AMENDMENT TYPE: Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

NewCold is applying for a Comprehensive Plan Land Use Designation amendment to update a parcel of the Tacoma site to allow for future expansion of an existing facility. The parcel in question is currently designated as "Light Industrial" and NewCold is requesting that the parcel be re-designated to Heavy Industrial. The existing cold storage complex sits on approximately 34 acres, and the subject parcel is an adjacent 3-acre property, directly to the east of the existing approximately 140-foot tall cold storage building.

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

If granted, the land use designation change to Heavy Industrial would enable NewCold to apply for a rezone to an M-2 Heavy Industrial Zoning District.

Light Industrial Designation Description:

This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.

Heavy Industrial Designation Description:

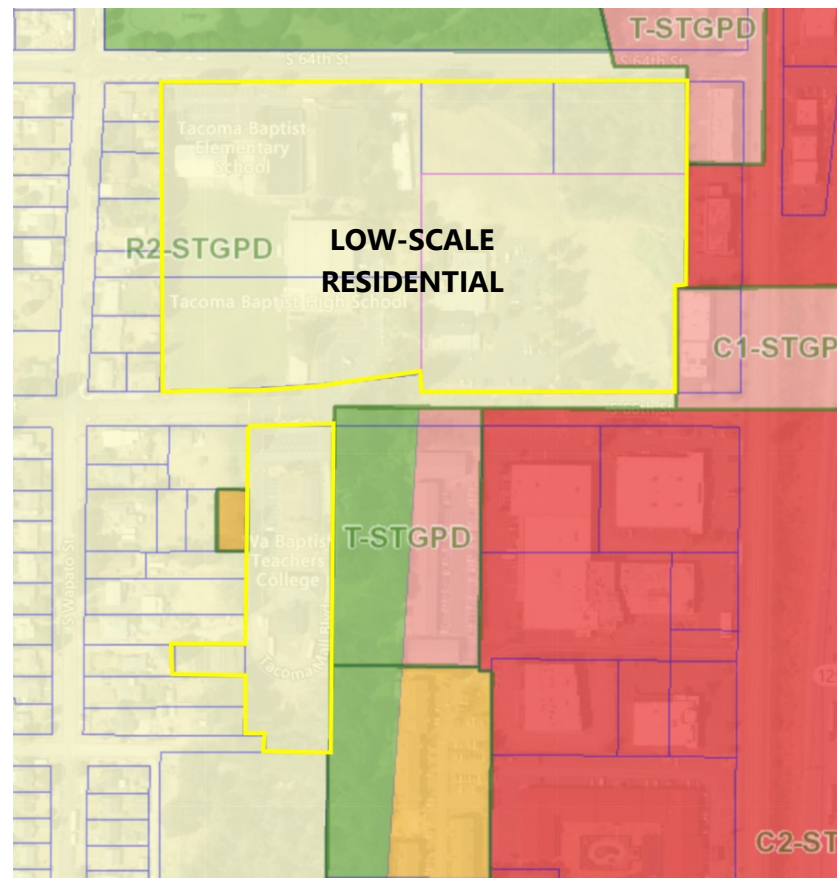
This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

To learn more: visit www.cityoftacoma.org/2022amendment or email at planning@cityoftacoma.org.

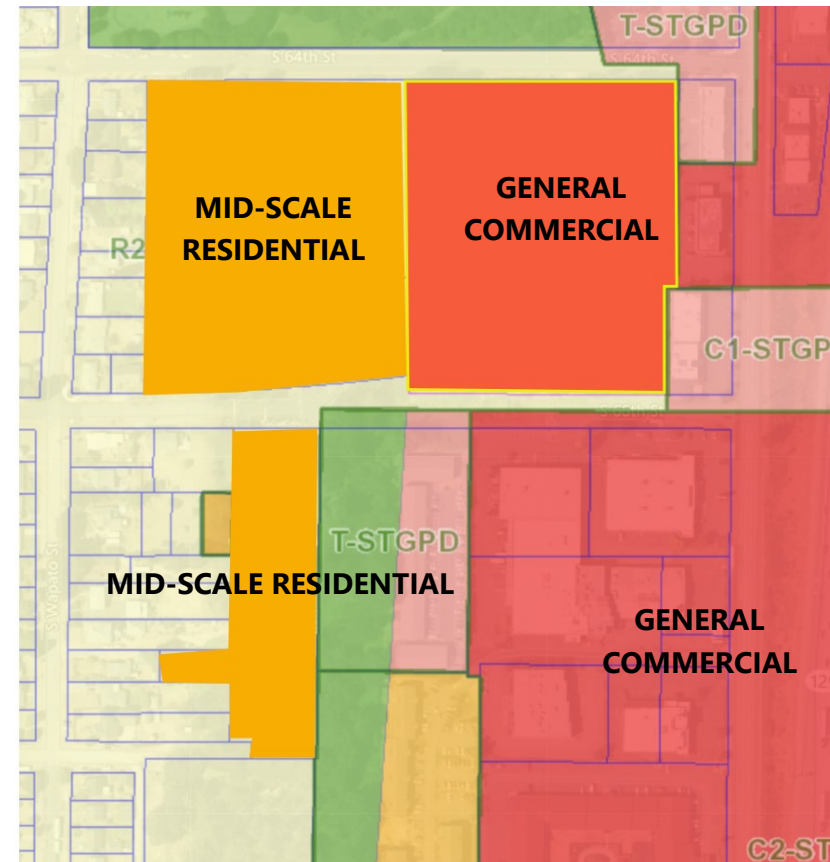
2022 Comprehensive Plan and Land Use Code Amendments

EXHIBIT "B": South Sound Christian/CenterPoint Christian Fellowship

CURRENT LAND USE DESIGNATION: LOW SCALE RESIDENTIAL



PROPOSED LAND USE DESIGNATION: MID-SCALE RESIDENTIAL & GENERAL COMMERCIAL



APPLICANT: South Sound Christian/CenterPoint Christian Fellowship

SITE LOCATION: 8 parcels generally adjacent to 2052 South 64th Street

AMENDMENT TYPE: Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

The parcel owners are working together on a joint application and wish to sell and/or redevelop portions of the site for multi-family development and general commercial development. The applicant hopes to work with Bargreen Ellingson, a South Sound area restaurant supply and design company, to expand their operations in the area.

This application is a request for a Land Use Designation Change from a Low-Scale Designation to a Mid-Scale Designation on the western 4 parcels and General Commercial on the eastern 4 parcels with a total land area of approximately 15.96 acres.

The Designation change would enable the applicants to seek a site rezone.

CURRENT LAND USE DESIGNATION:

Low-scale Residential Designation Description:

Low-scale residential designations provide a range of housing choices built at the general scale and height of detached houses and up to three stories (above grade) in height. Standards for low-scale housing types provide flexibility within the range of building width, depth, and site coverage consistent with detached houses and backyard accessory structures, pedestrian orientation, and a range of typical lot sizes from 2,500 square feet up to 7,500 square feet. Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities.

PROPOSED LAND USE DESIGNATIONS

Mid-scale Residential Designation Description:

Mid-scale residential designations are generally located in close proximity to Centers, Corridors and transit and provide walkable, urban housing choices in buildings of a size and scale that is between low-scale residential and the higher-scale of Centers and Corridors. Standards for mid-scale housing support heights up to 3 stories (above grade), and 4 stories in limited circumstances along corridors. Standards shall ensure that development is harmonious with the scale and residential patterns of the neighborhood through building height, scale, width, depth, bulk, and setbacks that prevent overly massive structures, provide visual variety from the street, and ensure a strong pedestrian orientation. Development shall be subject to design standards that provide for a smooth scale transitions by methods including matching low-scale building height maximums where mid-scale residential abuts or is across the street from low-scale areas.

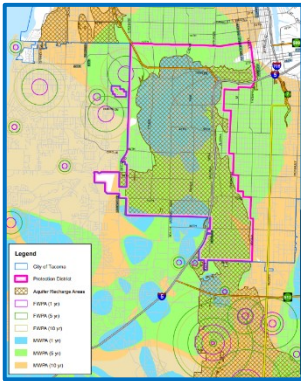
General Commercial Designation Description:

This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

To learn more: visit www.cityoftacoma.org/2022amendment or email at planning@cityoftacoma.org.

Work Plan for Code Amendments South Tacoma Groundwater Protection District

Staff Analysis Report February 16, 2022



Project Summary	
Project Title	Work Plan for South Tacoma Groundwater Protection District Code Amendments
Applicant:	South Tacoma Neighborhood Council
Location and Size of Area:	South Tacoma Groundwater Protection District Overlay (STGPD); 5000+ acres
Current Land Use and Zoning:	<p>Land Use Designations and Zoning Districts: Various</p> <p>Overlays:</p> <ul style="list-style-type: none"> • STGPD: South Tacoma Groundwater Protection District • ST-M/IC: South Tacoma Manufacturing/Industrial Center • ACD: Airport Compatibility District • PRD: Planned Residential Development
Neighborhood Council Areas:	South Tacoma (entirety), South End (partial) and Central (partial)
Proposal Summary:	<p>The “South Tacoma Economic Green Zone” application seeks to (1) improve current regulations and standards applicable to the STGPD and the aquifer recharge areas, so they are more effective in addressing environmental and health risks; and (2) transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma.</p> <p>The City of Tacoma proposes a two-pronged (or two-stage) approach to addressing the application, i.e., (1) STGPD Code Amendments, and (2) Economic Green Zone Designation.</p> <p>This Work Plan for STGPD Code Amendments outlines the approach for addressing the first stage, and upon acceptance by the City Council during the 2022 Amendment cycle, will be carried out during the 2023 Amendment cycle.</p>



Planning and Development Services
City of Tacoma, Washington
Peter Huffman, Director

Project Manager:
Lihuang Wung, Senior Planner
253-591-5682; lwung@cityoftacoma.org

Project Website:
www.cityoftacoma.org/2022Amendmen

A. The “South Tacoma Economic Green Zone” Application

In March 2021, the South Tacoma Neighborhood Council submitted the “South Tacoma Economic Green Zone” application to the City of Tacoma for consideration during the process of Proposed Amendments to the One Tacoma Comprehensive Plan and/or Land Use Regulatory Code for 2022 (“2022 Amendment”).

The application provides that the South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. Groundwater typically supplies about 5% of Tacoma's water in the summer and supplements the supply from the Green River at other times of the year. Groundwater from this aquifer could supply up to 40% of Tacoma's drinking water. In 1988 the City of Tacoma adopted Tacoma Municipal Code (TMC) Chapter 13.09 - South Tacoma Groundwater Protection District (STGPD) to protect this important resource. This regulation had a major update in 2006, with minor adjustment during the Tacoma Mall Subarea Plan adoption in 2018 and is currently located in TMC 13.06.070.D. The STGPD program is managed by the Tacoma-Pierce County Health Department (Health Department) who work in close collaboration with the City of Tacoma and Tacoma Water.

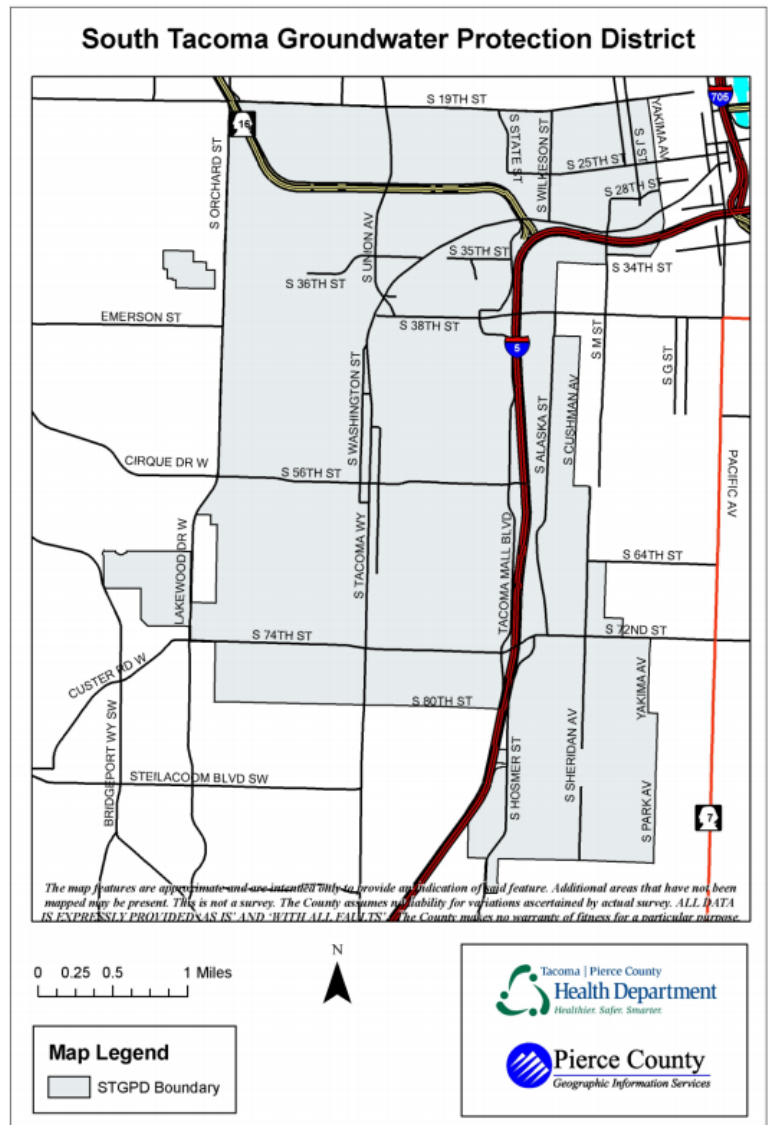
The focus of the STGPD program is pollution prevention. Facilities are generally regulated based upon their use or handling of hazardous substances (whether product or waste). Facilities also may be regulated if they have drywells or stormwater infiltration systems on site. Regulated facilities receive a permit and biennial site inspections from the Health Department. Compliance issues or complaints may trigger additional inspections.

Whenever possible, inspections are meant to provide educational and technical assistance to businesses to achieve voluntary compliance. There are likely additional unregulated businesses that also need to come into the program.

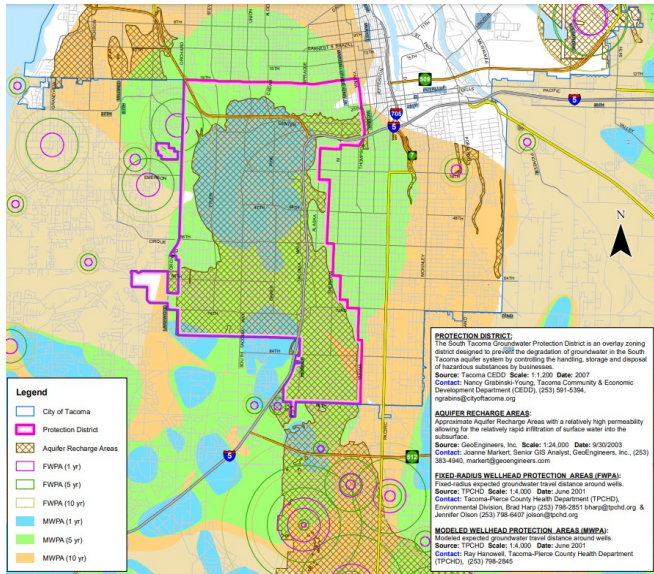
The application seeks to:

- Update the One Tacoma Comprehensive Plan and the TMC applicable to the STGPD and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and
- Transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma, above and near this water source.

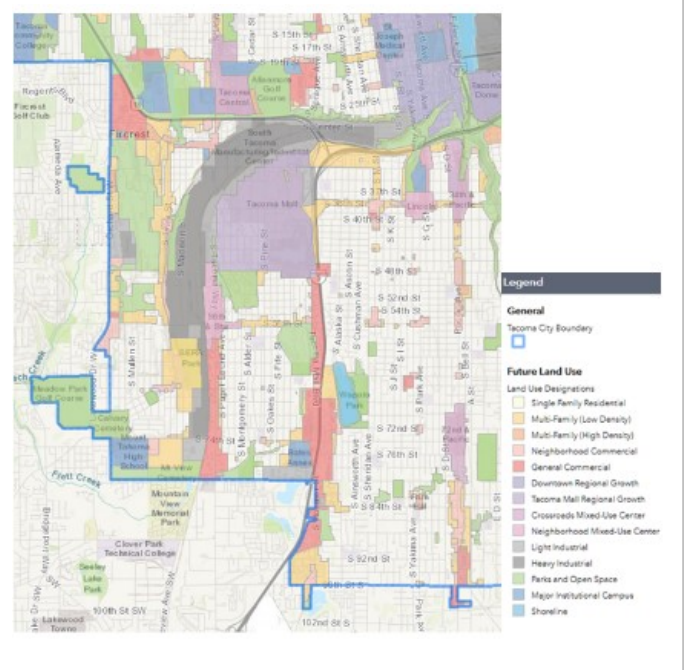
(The application is posted on the website: www.cityoftacoma.org/2022Amendment)



Aquifer Recharge Areas and Wellhead Protection Areas



South Tacoma Manufacturing/Industrial Center (gray)



B. Assessment of the Application

The Planning Commission conducted an assessment of the application, in accordance with the requirements of the Tacoma Municipal Code (TMC), Section 13.02.070.E, with feedback provided by interested and concerned citizens through a Public Scoping Hearing in June 2021. On July 21, 2021, the Commission made a determination to move the application forward for technical analysis through the 2022 Amendment cycle and beyond. The Commission approved the following two-pronged (or two-stage) approach to addressing the application as recommended by planning staff:

- 1. STGPD Code Amendments** - Update TMC Section 13.06.070.D pertaining to STGPD. This work will be done in the future 2023 Amendment Cycle, with creation of a work plan to occur during the 2022 Amendment cycle, developed in collaboration with the City of Tacoma Environmental Services Department, Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department. The work plan may include review of allowed land uses, review of the One Tacoma Comprehensive Plan, refinement of allowed uses and boundaries, and periodic update of the STGPD to ensure the regulations fulfill the intent of protecting the district. It is noted that the STGPD encompasses not only the entire South Tacoma Neighborhood Council area, but also part of the South End Neighborhood Council and Central Neighborhood Council areas.
- 2. Creation of an Economic Green Zone** – Further evaluation will be given to formation of a green economic/industrial zone, including what the creation of such a land use designation would mean for the City of Tacoma, what would be required to move forward on this request, what the community engagement strategy should entail, how this request plays into the City’s ongoing economic development activities and environmental goals, what incentives and code adjustments are required to attract Green Industry to the City’s manufacturing/industrial centers, what grant funding opportunities there may be, and how the implementation of the recently adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution No. 40878, November 30, 2021) may be taken into consideration.

(The Assessment Report is available on the website: www.cityoftacoma.org/2022Amendment)

C. The Work Plan for Code Amendments

The following Work Plan outlines the approach for amending the Tacoma Municipal Code pertaining to the South Tacoma Groundwater Protection District (STGPD). The Work Plan represents the initial step of the first component of the two-pronged approach to addressing the original application of “South Tacoma Economic Green Zone.” It has been developed based on the thoughts and suggestions from the applicant (South Tacoma Neighborhood Council) and staff from the City of Tacoma’s Planning and Development Services Department (PDS) and Environmental Services Department (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

1. Major Issues:

- (a) General program awareness.
- (b) Enforcement and monitoring.
- (c) Define “periodic update”.
- (d) Review proposal for prohibited uses from application.
- (e) Code implementation and code location (including potential relocation).
- (f) Infiltration Policy.
- (g) Program Funding.

2. Examine code amendments needed.

3. Community Engagement and Outreach Strategy:

- Stakeholders:
 - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
 - Permitted and Non-permitted Businesses
 - Homeowners and Taxpayers
 - Neighborhood Councils (South Tacoma, Central, and South End)
 - Planning Commission and City Council
 - Additional local, regional, state and federal agencies and organizations, as may be identified
- Community Meetings; Surveys; Targeted Ads.
- Dissemination of information, data, maps and publicity materials that are user-friendly.
- Focus on Equity.

4. Evaluate need and funding for consultant services.

5. Implementation:

- The Work Plan is to be carried out during the 2023 Amendment cycle, i.e. from early 2022 to June 2023.
- To allow the flexibility to address additional issues that may arise during its implementation, the Work Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.

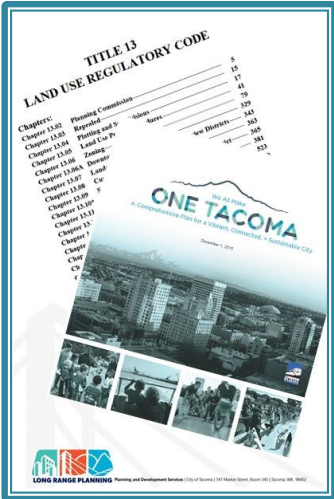
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Minor Plan and Code Amendments

Staff Analysis Report

EXHIBIT “D”

February 16, 2022



The “Minor Plan and Code Amendments” is one of the applications for the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code (or “2022 Amendment”). The application compiles a number of proposed amendments to the *One Tacoma Plan* and the Tacoma Municipal Code (primarily Title 13 – Land Use Regulatory Code) that are under the purview of the Planning Commission.

Proposed amendments do not suggest substantive or policy-level changes to the Plan or the Code; they are intended to correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that, through implementation of the Plan and the Code, are found to be unclear or not fully meeting their intent.

There are 15 issues compiled in this application, as shown in Exhibit “A”, which also documents staff analysis of the issues and the thought process for the corresponding proposed amendments.

Project Summary	
Project Title:	Minor Plan and Code Amendments
Applicant:	Planning and Development Services Department
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org
Staff Recommendation:	That the Planning Commission accept public comment and begin to develop recommendations to the City Council.
Project Proposal:	See Table 1 – Issues and Proposed Amendments

	<p>Planning and Development Services City of Tacoma, Washington Peter Huffman, Director</p>	<p>Project Manager: Lihuang Wung, Senior Planner 253-591-5682; lwung@cityoftacoma.org</p> <p>Project Website: www.cityoftacoma.org/2022Amendmen</p>
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Table 1.

No.	Issues	Proposed Amendments (Brief Description)
1.	Definition of Family	Revise the current definition of “Family” in the Land Use Code to be consistent with SB 5235 signed into law by the Governor in July 2021.
2.	Preliminary and Final Plats	Remove provisions that state that an approved preliminary short or long plat is an assurance that the Final Plat will be approved.
3.	Residential Landscaping Requirements	Reinstate landscaping buffer exemption that was inadvertently removed due to code reorganization in 2019.
4.	Homeowners’ Association Owned Open Space & Other Tracts	Remove “homeowner's association” as an option for owning open spaces and other tracts, and maintain consistency with state law and County code.
5.	Reference to Definition Section	Add "(See definition “Building, height of.”)" to the reference to TMC 13.01.060, so that code readers know where to look in the definitions section that is cited.
6.	Cultural Institutions and Public Benefit Use	Enhance the definition of “cultural institutions” and revise the definition of “public benefit use” accordingly.
7.	Efficiency Unit Parking Exemption	Eliminate redundancy regarding bike parking, and provide clarify regarding threshold and limitation on efficiency unit parking exemption.
8.	Single-family detached dwellings – Small Lots (Level 2)	Improve language clarity in the table of Residential District Development Standard – Minimum Lot Area.
9.	Public Facility, Public Facility Site, Public Safety Facilities, and Public Services Facilities	Clarify and consolidate definitions of these terms that are overlapping and confusing into: Public Facility Site and Public Service Facilities.
10.	Street Level Uses and Design	Clarify street level use requirements in downtown districts along Primary Pedestrian Streets.
11.	Infill Pilot Program Handbook	Add a reference to the Infill Pilot Program Handbook and clarify how the handbook is to be used to guide implementation of the program.
12.	Special Use Standards	Eliminate the inconsistencies between the Cottage Housing Special Use Standards and the Infill Pilot Program Cottage Housing standards pertaining to applicable zoning districts and minimum lot size.
13.	Two-family and Townhouse Dwelling	Revise Infill Pilot Program Two-family and Townhouse dwelling text to address vagueness related to number of townhouses permitted and minimum lot/development site size.
14.	Sign Code Update	Remove referencing to political signs, election and candidate, and improve the code to comply with current laws and remain content neutral (code unenforceable if not content neutral).
15.	Manitou Annexation Area Land Use	Align the proposed land use designations for the Manitou Annexation Area with the mid-scale and low-scale residential designations established through the recently adopted Home In Tacoma – Phase 1.