



**City of Tacoma
Planning and Development Services**

NOTICE OF PUBLIC HEARING

Subject of hearing

The subject of the December 3, 2024, City Council public hearing is to solicit feedback on the Permitting Level of Service and Public Notice Code Amendments package, which proposes to alter the levels of service for land use permits (in general, reducing the time from complete application to a decision), clarify what constitutes a complete or inactive application, and modify the contents of land use public notices to note a comment start date.

Background

The State of Washington, in Substitute Senate Bill 5290 and Substitute House Bill 1105, changed how much time local jurisdictions have to process land use permits, how fees are charged for the permits, and how public notices are worded. The City establishes these timelines, fees, and notices in TMC 13.05, Land Use Permits and Procedures. The proposed amendments to TMC 13 are intended to comply with the State mandates.

The matter was taken to the City of Tacoma Planning Commission in May 2024, with a public hearing held June 5, 2024. Following a June 26, 2024, debrief, the Planning Commission prepared a letter of recommendation and proposed code amendments for Council consideration. The formal letter of recommendation, the findings and recommendations report, and other supporting documentation for the Planning Commission's decision is available on the Code Amendments webpage at www.cityoftacoma.org/CodeAmendments.

For more information, contact Shirley Schultz, Interim Division Manager, at (253) 345-0879 or sschultz@cityoftacoma.org.