



# 2022 Annual Amendment Planning Commission's Recommendations

City of Tacoma | Planning and Development Services

City Council Study Session  
June 7, 2022



## 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

# 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

# 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

# Plan and Development Process

## Planning

Establishing Community Vision and Priorities

Outcome:  
Plans, Policies,  
Goals



Key Participants:  
Council, Advisory  
Commissions,  
Community, Staff

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



Key Participants:  
Council, Advisory  
Commissions,  
Community, Staff

## Permit Review

Ensuring a proposal's consistency with community standards

Outcome:  
Development  
Permits



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

Outcome:  
Completed  
Project



Key Participants:  
Builder, Staff

## Code Development

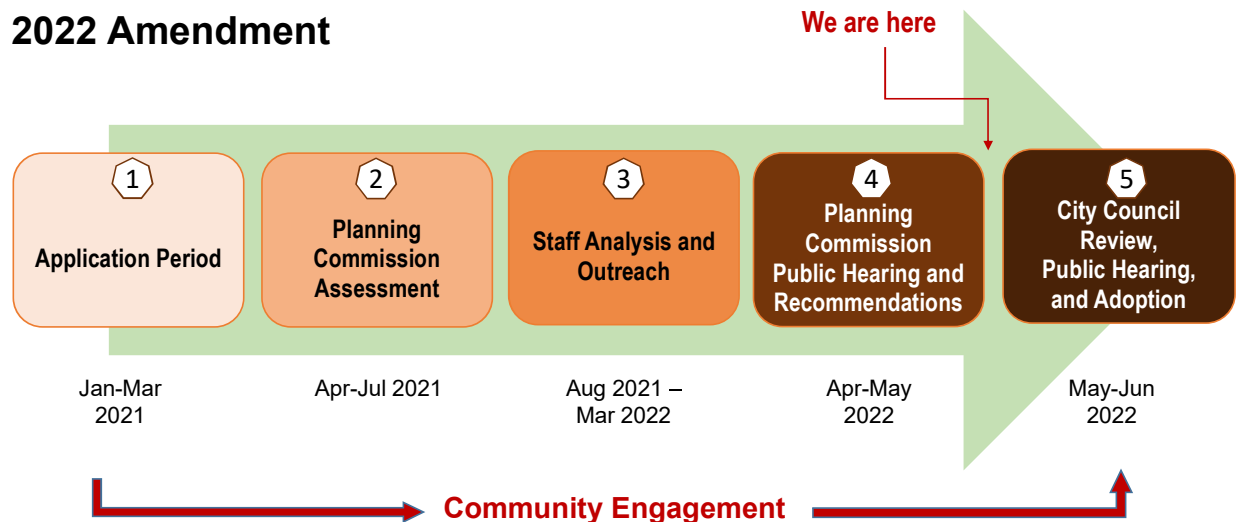
Establishing community standards

## Construction

Inspecting to ensure a project's consistency with approved permits

# Annual Amendment Process

## 2022 Amendment



# 2022 Amendment Docket



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

# Community Engagement

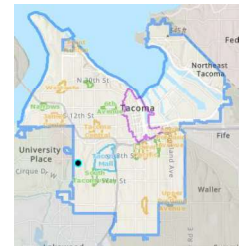


Time / Timeline	Actions
June 16, 2021	<ul style="list-style-type: none"> <li>Planning Commission Public Scoping Hearing</li> <li>Informational Meeting by Staff</li> <li>33,000 notices distributed</li> </ul>
September 1, 2021	<ul style="list-style-type: none"> <li>IPS Committee – 2021-2023 Work Program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

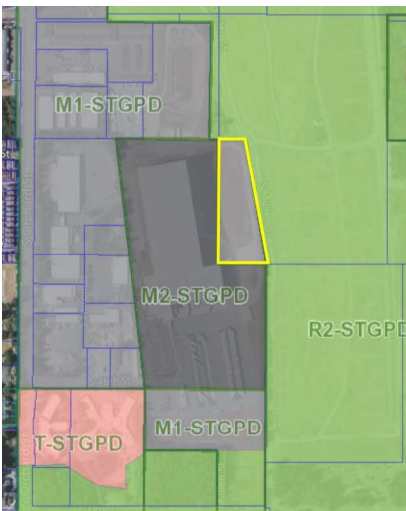
# Application: NewCold



- 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.





# Application: NewCold



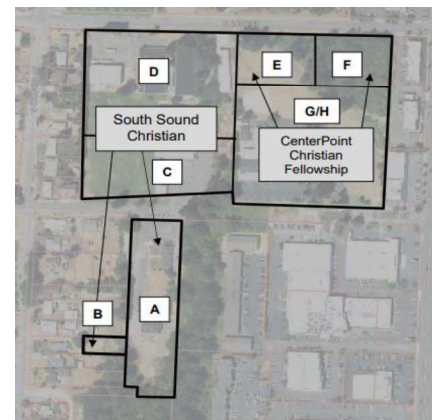
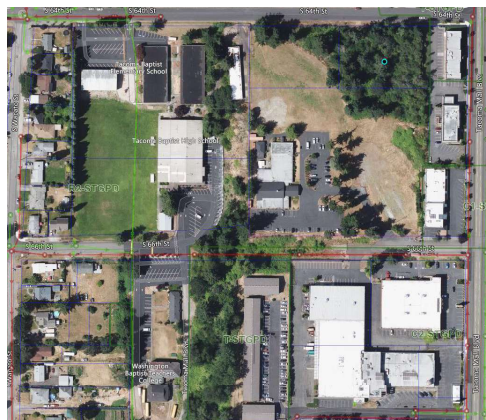
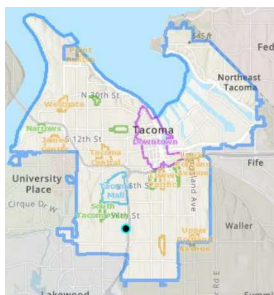
## Planning Commission's Recommendation:

- 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

# Application: Christian Schools



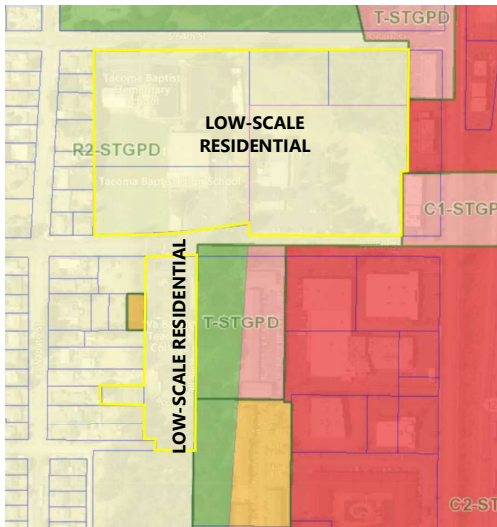
- Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship
- Location: Tacoma Mall Boulevard and South 64<sup>th</sup> Street
- Proposal: Change land use designation for a 16-acre, 8-parcel site, to allow future commercial and multi-family uses



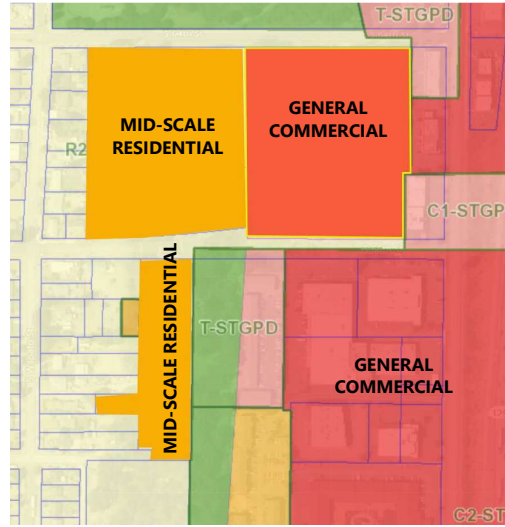
# Application: Christian Schools



Current Land Use Designation:  
Low-Scale Residential



Applicant Request:  
Mid-Scale Residential and  
General Commercial

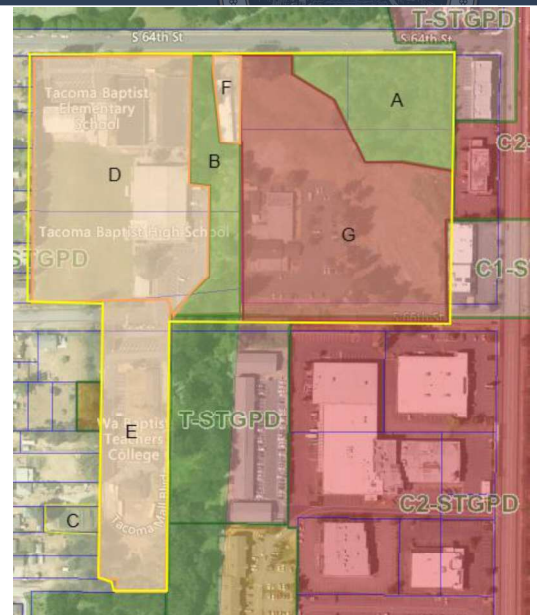


# Application: Christian Schools



## 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.







# 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

# Application: Minor Amendments



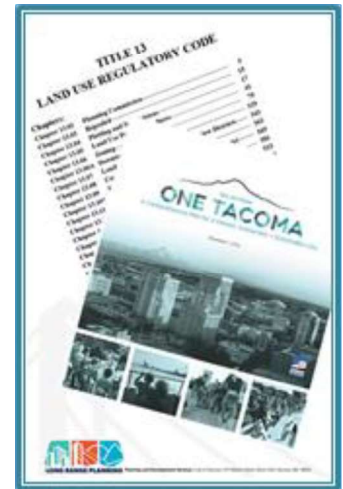
9	Public Facility, Public Facility Site, Public Safety Facilities, and Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family 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

# 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



# 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
<b>June 7, 2022</b>	<b>City Council Study Session; City Council Public Hearing</b>
<b>June 14, 2022</b>	<b>City Council Study Session (if needed); City Council First Reading of 3 Ordinances; City Council Adoption of a Resolution</b>
<b>June 21, 2022</b>	<b>City Council Final Reading of 3 Ordinances</b>

# Summary



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



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