

2022 Annual Amendment to the Comprehensive Plan

City of Tacoma | Planning and Development Services

City Council Study Session June 14, 2022

•••Agenda

Subject:

Consideration of public comments on the proposed amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code for 2022 (2022 Amendment).

Presentation Outline:

- Public notification
- For each application:
 - Planning Commission Recommendations
 - Summary of Public Comments
- Next steps

Public Notification



Direct Mailings:

- Taxpayers and occupants
- 2500 feet of subject property

Adjacent Jurisdictions:

 Public hearing and SEPA notifications to Planning Director/SEPA Official

Email Distribution:

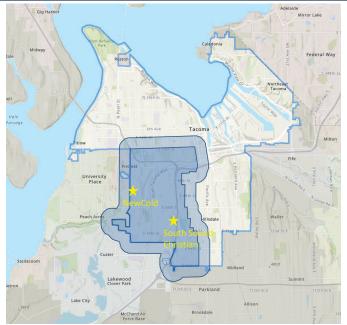
• 860 individuals and organizations

Direct Mailings:

- June 2021 Scoping Hearing
- March 2022 Planning Commission Public Hearing
- May 2022 City Council Public Hearing



Notification Areas





2022 Amendment Docket

Application	Notes	Amending:	
		Plan	Code
NewCold Land Use Designation Change	 From Light Industrial to Heavy Industrial 3-acre site; for expansion of cold storage 	х	
South Sound Christian Schools Land Use Designation Changes	 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 	х	
Work Plan for South Tacoma Groundwater Protection District Code Amendments	 Phase 1A: Work Plan Phase 1B: Code Amendments Phase 2: Economic Green Zone Designation 	х	х
Minor Plan and Code Amendments	Addressing code conflicts, clarity, state law	х	х
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Application: NewCold

Planning Commission's Recommendation:

- Approve the requested "Heavy Industrial" designation
- Address the following:
 - South Mullen Street extension
 - Air quality and stormwater
 - Industrial traffic circulation in South Tacoma

Proposed Land Use Designation:

Heavy Industrial

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





Public Comments: NewCold

Comment: Notification

- > Taxpayers and occupants within 2500 feet of subject site + notices to jurisdiction
- > Notices provided to residents of Fircrest within that 2500-foot area
- Comment: Address traffic impacts and support for extension of South Mullen Street
 - City Council considerations: provide language to the Hearing Examiner to ensure consideration of Mullen Street extension as mitigation for any future development impacts; direct City Manager to evaluate viability of extension and potential impacts on future use of landfill site.
- Comment: Noise concerns expressed about existing facility and future expansion
 - Noise study provided to the Planning Commission; based on those results the existing facility is not exceeding current noise standards. Staff will work with Code Enforcement to investigate new noise violation complaints.
 - City Council considerations: provide language to the Hearing Examiner to require a noise study as part of future permit application.

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.

Public Comments:

• Preservation of Garry Oaks



Application: Christian Schools

Public Comments: Preserve Garry Oaks

City Council considerations: provide language to the Hearing Examiner to ensure preservation of Garry Oaks during future development

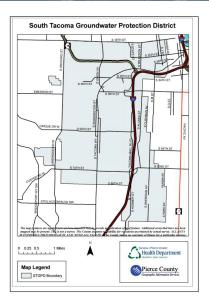
Garry Oaks are a priority species under the City's Critical Areas Preservation Ordinance

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Comments: Work Plan for STGPD

Planning Commission's Recommendations:

- Approve the Work Plan for South Tacoma Groundwater Protection District (STGPD) Code Amendments
- · Phased approach:
 - Phase 1A Work Plan (2022)
 - Phase 1B Code Amendments (2022-2023)
 - Phase 2 Economic Green Zone (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



Comments: Work Plan for STGPD

- Comment: Support for Work Plan
 - City Council approval of Work Plan would initiate next phase of Groundwater Protection District (GPD) Code update
- Comment: Support for Economic Green Zone (EGZ)
 - Approval of Work Plan endorses the EGZ phase, contingent on further budget discussions
- Comment: Concern with length of time for process
 - > Phasing: Code update for GPD in 2023, EGZ in 2024
- Comment: Support for moratorium on new permits within the STGPD
 - Planning Commission did not recommend specificity around basis, applicability, duration of moratoria



Application: Minor Amendments

Planning Commission's Recommendation:

Adopt proposed amendments

Comment: Opposition to Land Use Designation Amendments for Manitou Annexation Area

The Land Use designations that were applied to this area have been replaced as part of Home in Tacoma Phase 1. This proposal maintains the zoning approved by the City Council but applies the updated Land Use Designations.



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••••NEXT STEPS



Date	Actions
June 14, 2022	City Council Study Session
June 21, 2022	City Council First Reading of 3 Ordinances City Council Adoption of a Resolution
June 28, 2022	City Council Final Reading of 3 Ordinances

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