



1

## AGENDA

- Reporting Requirement
- Reporting Schedule
- Developing the Work Program for 2022-2024
- Feedback and Suggestions



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2

2

## REPORTING REQUIREMENT

### TMC 13.02.040 Duties and responsibilities.

The Planning Commission is hereby vested with the following duties and responsibilities:  
.....

L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.



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3

3

## REPORTING SCHEDULE

Date	Actions
June 1, 2022	Initial Discussion – Planning Commission
June 8, 2022	Initial Discussion – IPS
August 3, 2022	Report Completed – Planning Commission
August 10, 2022	Report Concurred – IPS
August 2022	Report Submitted to the City Council
January-February 2023	Mid-Year Check-in – Planning Commission
February-March 2023	Mid-Year Check-in – IPS



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4

4

# PLANNING COMMISSION ANNUAL REPORT JULY 2021 – JUNE 2022



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5

5

## ACCOMPLISHMENTS

- Tideflats Area Land Use Regulations (Interim and Non-Interim)
- Tideflats Subarea Plan and EIS
- Home In Tacoma Project – Phases 1 and 2
- Design Review Program
- Neighborhood Planning Program
- “Picture Pac Ave” Pacific Avenue Corridor Subarea Plan and EIS
- Environmental and Climate Action Planning
- Capital Facilities Program Updates for 2021-2026 and 2023-2028
- College Park Historic District
- 2022 Annual Amendment:
  - NewCold Land Use Designation Change
  - South Sound Christian School Land Use Designation Changes
  - Work Plan for South Tacoma Groundwater Protection District Code Amendments
  - Minor Plan & Code Amendments



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6

6

## SPECIAL NOTES

- Four Public Hearings (2022 Amendment, HIT-2, College Park, CFP)
- Housing Equity Taskforce – a joint effort with the Human Rights Commission
- “Pilot Equity Training for Commissioners” – a 6-Commission joint meeting (10/11/21)
- Bus Rapid Transit (BRT) – Joint Session with the Transportation Commission (2/16/22)
- McKinley Hill Neighborhood Planning events (Plan-A-Thon and Walk+Talk)
- Transit-Oriented Development Advisory Group (TODAG)
- Design Review Project Advisory Group
- Regional Planning – Tacoma Dome Link Extension (TDLE), VISION 2050, etc.
- Community Meetings, Open Houses, Workshops, etc.



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7

7

## PROPOSED WORK PROGRAM 2022-2024



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8

8

## SOURCES

- Previous/current Work Program 2021-2023
- Previously postponed projects
- Mandates (state, regional, and local)
- City Council initiatives and actions
- Planning Commission feedback and suggestions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Feedback, requests, or applications from citizens and stakeholders



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9

9

## 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



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10

10

## PLANNING AND DEVELOPMENT PROCESS

### Planning

Establishing  
Community Vision and  
Priorities



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

Key Participants:  
Council, Advisory  
Commissions,  
Community, Staff

02

### Code Development

Establishing community  
standards

### Permit Review

Ensuring a proposal's  
consistency with  
community standards

Outcome:  
Development  
Permits

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

03

Outcome:  
Completed  
Project

Key Participants:  
Builder, Staff

04

### Construction

Inspecting to ensure a  
project's consistency  
with approved permits



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11

11

## EXPECTED COMPLETION IN 2022

- **South Tacoma Groundwater Protection District – Consideration for a Moratorium** [September/October 2022](#)
- **Tideflats Non-Interim Regulations – Shoreline Amendment** [August 2022](#)
- **College Park Historic District** [October 2022](#)
- **2019-2024 Capital Facilities Program (CFP)** [November 2022](#)
- **Design Review Program – Startup/Creation** [December 2022](#)
- **McKinley Neighborhood Plan** [December 2022](#)



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12

12

## WORK PROGRAM FOR 2023 *(PRELIMINARY)*

### • “Off-Cycle” Projects

- Home in Tacoma Phase 2
- Tideflats Subarea Plan and EIS
- Pacific Avenue Subarea Plan – “Picture Pac Ave”
- Design Review Program
- Accessory Dwelling Unit (ADU) Accelerator
- Proctor Neighborhood Plan
- Cushman Substation
- GMA 2024 Periodic Update – Scoping and Analysis (next slide)

### • 2023 Annual Amendment Package:

- Mor Furniture Land Use Designation
- Commercial Zoning Update
- Shipping Containers for Storage
- Electric Fences
- Delivery-Only Businesses
- South Tacoma Groundwater Protection District Code Update
- Plan and Code Minor Amendments



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13

13

## WORK PROGRAM FOR 2024 *(VERY PRELIMINARY)*

### • “Off-Cycle” Projects

- South Tacoma Economic Green Zone – Subarea Plan\*
- Neighborhood Plans – TBD\*
- Tideflats Subarea Plan
- “Picture Pac Ave”
- Home in Tacoma Phase 2
- Design Review Program
- Capital Facilities Program (CFP) 2025-2030

\*Pending budget request

### • GMA 2024 Comprehensive Plan Periodic Update:

#### Plan Updates:

- Coordination/integration with Tacoma 2025 update (CMO)
- Growth Targets and Consistency with VISION 2050
- Tribal Lands Coordination and Compatibility
- 20 Minute Neighborhoods and Performance Measures
- Transportation Master Plan Update (PW)
- Economic Development Element (CEDD)
- Mixed-use Centers Policy Updates
- Climate Action Plan Integration – Greenhouse Gas Targets and Implementation Actions
- Watershed Plan Elements (ES)
- Historic Preservation Plan Update and Integration
- Level of Service Standards and Priority Project Lists

#### Code Updates:

- Critical Areas Preservation Ordinance Update
- Institutional Zoning
- Mixed-Use Centers Ground Floor Commercial



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14

14



## OTHER ON-GOING & EMERGING ISSUES

*Such as .....*

- **Human Rights Issues** – Equity, Anti-racism and Social Justice integration in policies and programs
- **Regional Coordination** – TDLE, BRT, VISION 2050, Buildable Lands, etc.
- **Local Planning** – Corridor Plans, Mixed-use Centers Review, Station-Area Planning, Pre-Annexation Planning, etc.
- **Special Projects** – Schuster Corridor Trail, Cushman/Adams Substation Reuse, Fossil Fuel Tracking, etc.
- **Implementation** – Comp. Plan elements, subarea plans, development regulations, etc.
- **Engagement** – Citizen Participation and Public Outreach



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15

15

**Planning Commission**  
**Annual Report 2021-2022**  
**Work Program 2022-2024**

Infrastructure, Planning and Sustainability Committee  
 August 10, 2022

Brian Boudet, Planning Manager  
 Planning and Development Services Department




16