



1

AGENDA

- Reporting Requirement
- Reporting Schedule
- Approved Planning Commission (PC) Work Program
- **Action Requested: Feedback and Concurrence with Approved Work Program**



2

2

REPORTING REQUIREMENT

Tacoma Municipal Code (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.



SCHEDULE

Date	Actions
August/Sept. 2025	PC – Work Program Review
September 17, 2025	PC – Finalize Annual Report, Draft Work Program
October 1, 2025	PC – Finalize Work Program Recommendation
October 8, 2025	IPS – Annual Report
October 22, 2025	IPS – Work Program Review/Concurrence



PROPOSED WORK PROGRAM 2025-2027



PC Annual Report & Work Program



5

5

SOURCES

- Previous/current Work Program
- 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



6

6

EXPECTED COMPLETION IN REMAINDER OF 2025

Historic District Code Update (*moratorium*)

Commission action Sept 2025
Expected Council action October 2025

**Tideflats Subarea Plan & Environmental
 Impact Statement (EIS)**

Commission action July 2025
Expected Council action November 2025



EXPECTED WORK PROGRAM FOR 2026 (*PRELIMINARY*)

Critical Areas Preservation Ordinance Update (*Required by State*)

Pacific Avenue Corridor Subarea Plan and EIS (Picture Pac Ave) (*Partnership, grant funding*)

2026 Annual Amendment Package

- McKinley Annexation – Establishing Comp Plan Designation/Zoning
- Special Needs Housing Code Update (*per Resolution No. 41311*)
- Childcare Centers Code Update (*Required by State, Senate Bill (SB) 5509*)
- Binding Site Plans Code Update (*Required by State, SB 5611*)
- Minor Amendments

Capital Facilities Program (2027-2032) (*tied to Budget process*)

Parking Code Amendments (*Required by State, SB 5148*)

Landscaping/Tree Code Update (*per Resolution No. 41682*)

EXPECTED WORK PROGRAM FOR 2027 *(VERY PRELIM.)*

Landscaping/Tree Code Update *(per Resolution No. 41682)*

Home in Tacoma Code Adjustments Package *(TBD)*

2027 Annual Amendment

- Commercial Zoning Update Phase 2
- Industrial Land Use Transitions Code/Zoning
- Passive Housing Support Code *(Required by State, SB 1183)*
- Minor Amendments

Commercial/Downtown/Mixed-Use Center Street Classifications & Design Update



OTHER NOTABLE UPCOMING PROJECTS *(MOSTLY 2027-29)*

Shoreline Master Program Update – *Required by State to be completed by 2029*

New Climate Element for the Comprehensive Plan – *Required by State to be completed by 2029*

Mid-Cycle (5-year) Comprehensive Plan Review – *Required by State to be completed by 2029*

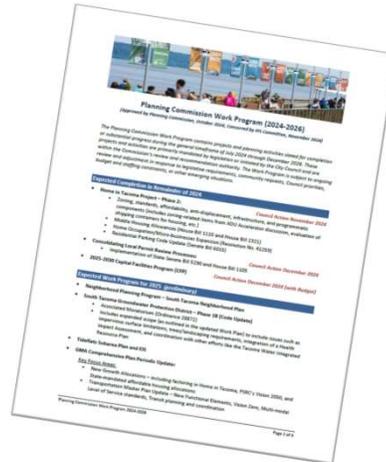
Transit-Oriented Development Rezones/Code – *Required by State to be completed by 2029*

Home in Tacoma 3-Year Review – *Required by Home in Tacoma Ordinance*



ACTION REQUESTED

- **Feedback on Work Program** (as a whole or specific projects)
- **Concurrence with Work Program**



 An aerial photograph of the Tacoma city skyline at dusk or dawn, with mountains visible in the background. The image serves as a background for the following text:

Planning Commission Work Program 2025-2027

Infrastructure, Planning & Sustainability Committee
October 22, 2025

Brian Boudet, Planning Manager
Planning and Development Services Department