Permitting Levels of Service

City of Tacoma | Planning and Development Services

City Council Meeting
December 10, 2024
Ordinance No. 29011

1

BACKGROUND/OVERVIEW

- In 2023 the State revised permitting timelines and public notice requirements for land use permits.
  - Substitute Senate Bill (SSB) 5290
  - Substitute House Bill (SHB) 1105
- New levels of service (LOS) are effective January 1, 2025.
- Changes are proposed to Tacoma Municipal Code (TMC) 13.05 to comply with State law.
- The Planning Commission conducted public/stakeholder outreach and a public hearing, then issued findings and recommendations on June 26, 2024.

2

2

ISSUES

- SSB 5290 and SHB 1105:
  - Mandate time to process land use and clarify exceptions to how LOS is calculated;
  - Impose financial penalties for exceeding LOS; and
  - Change the information required on public notices.
- These changes are reflected in RCW 36.70B Local Project Review.
- The proposed ordinance is to align TMC 13.05 with RCW 36.70B.

3

3

PROPOSED REVISIONS

- **TMC 13.05.020**
  - New levels of service:
    - Permits with no public notice = final decision in 65 days
    - Permits with public notice = final decision in 100 days
    - Permits with hearing = final decision in 170 days
    - Includes exceptions
  - Adds comment start date to public notice requirements.

4

4

PROPOSED REVISIONS

- **Public Hearing**
  - One public comment was received at the December 3 public hearing, related to consistency in language for “calendar days.”
  - The code amendment has been revised to clarify time calculation.

5

NEXT STEPS

Date	Actions
December 17, 2024	Final reading of ordinance
January 1, 2025	Effective date of ordinance
Ongoing	Education and outreach Annual reporting on metrics

6

Permitting Levels of Service

City of Tacoma | Planning and Development Services

City Council Meeting
December 10, 2024
Ordinance No. 29011

7