



Planning and Development Services

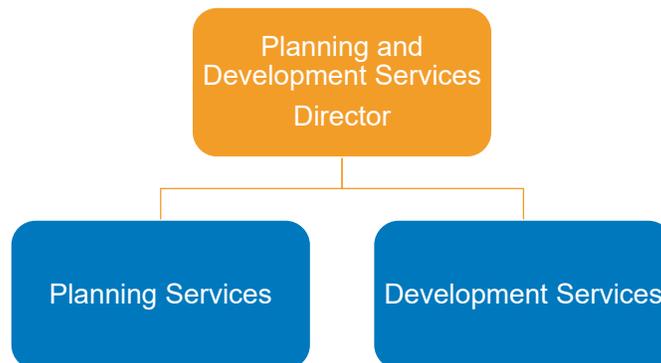
City of Tacoma | Peter Huffman, Director

Study Session
January 13, 2026
ITEM #2



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Who We Are



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Recent Accomplishments



- Adopted the Tideflats Subarea Plan (in partnership with Puyallup Tribe, Port of Tacoma, Pierce County and City of Fife)
- Expanded the Residential Review Group
- Integration of the Code Compliance and Permit Compliance Teams
- Adopted and launched Home in Tacoma
- Adopted the State-mandated periodic update to the *One Tacoma* Comprehensive Plan
- Launched pre-approved detached accessory dwelling unit (DADU) and duplex plans



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Realizing Tacoma 2035



Tacoma 2035

The City of Tacoma's "Organizing Umbrella" for Plans and Strategies

 <p>Climate & Environment</p> <p>How the City adapts to and mitigates climate change and manages its solid waste collection, stormwater, and wastewater.</p>	 <p>Community Safety</p> <p>How the City addresses the community's safety needs by going beyond just the traditional forms of police and fire, while still including those critical departments.</p>	 <p>Housing & Homelessness</p> <p>How the City addresses the spectrum of housing needs, from funding for immediate shelter to various supports for affordable housing developers to zoning for more housing.</p>	 <p>Jobs & Economy</p> <p>How the City supports workers and businesses already in Tacoma and how it will bring more jobs and businesses here in the future.</p>	 <p>Placemaking & Experiences</p> <p>How the City contributes to what makes Tacoma unique – historic buildings, libraries, City-funded art, iconic venues, support for many great festivals and events, and partnership with dozens of local institutions.</p>	 <p>Transportation & Mobility</p> <p>How the City builds high-quality functional street infrastructure to create a multimodal Tacoma to bring community members closer to the daily amenities they require.</p>
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How We Support Council Goals



Climate & Environment

- Home in Tacoma, Tideflats Subarea Plan, Comprehensive Plan - Environment & Watershed Health, Critical Areas Protections



Housing & Homelessness

- Home in Tacoma, Comprehensive Plan - Housing & Growth Strategy, Residential Permitting, Code Enforcement



Jobs & Economy

- Tideflats Subarea Plan, Comprehensive Plan - Economic Development & Growth Strategy, Development Permitting



Placemaking & Experiences

- Historic Preservation, Urban Design Studio



Transportation & Mobility

- Comprehensive Plan - Growth Strategy & Transportation and Mobility Plan

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Our Department Priorities



- Partner with the community to build a livable, sustainable, and safe city.
- Provide strategic, timely, predictable, and cost-effective planning and development services.
- Focus on community engagement, customer service, creativity, accountability, and continuous improvement.

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Current Initiatives





Middle Housing Streamlined Permitting Program

- Free pre-application meeting (January 2026)
- Pre-submittal checklist (January 2026)
- Consistently prepared applicant (Third Quarter 2026)
- Preapproved townhouse plans (Third Quarter 2026)



Home in Tacoma Implementation

- Launched February 2025
- Data Tracking (next report in Second Quarter 2026)
- Input from Council, developers, community, etc. to inform potential adjustments
- Work with utility partners to ensure necessary infrastructure is developed

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Current Initiatives





Urban Forestry/Tree Regulations

- Resolution No. 41682
- Updated requirements for development (commercial, mixed-use, downtown)
- Tree protection (with and without development activity)
- Partnership with Environmental Services and Public Works
- Working through IPS Committee



Code Enforcement Code Update

- Align with the City's adopted Building and Fire Codes
- Consolidates various nuisance codes into a single Code chapter
- Eliminates the Board of Building Appeals and transfers appeals to the Hearing Examiner
- Working through CVS Committee

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Current Critical Projects

- Critical Areas Preservation Code Update (State mandate)
 - Tentative Council consideration (Second Quarter 2026)
- Special Needs Housing (Resolution No. 41311)/Daycare (State mandate)
 - Tentative Council consideration (Second Quarter 2026)
- *Picture Pac Ave* – Pacific Avenue Corridor Subarea Plan & Environmental Impact Statement
 - Tentative Council consideration (Third Quarter 2026)
- Parking Code Amendments (State mandate)
 - Tentative Council consideration (Fourth Quarter 2026)
- Building Code Update (State mandate)
 - Tentative Council consideration (Fourth Quarter 2026)

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How to Work with Us

Contact the City Manager

We support the Landmark's Preservation Commission, Planning Commission, Tacoma Permit Advisory Group, the Urban Design Board, and Board of Building Appeals

The public can reach us online through tacomapermits.org, via telephone at 253-591-5030, or in person at the Permit Resource Center on the third floor of the Tacoma Municipal Building.

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Opportunities for Engagement



- Council and Committee Presentations
- Monthly Check-Ins (optional)
- Individual Meetings (as requested)
- Contact Director Huffman

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Financials



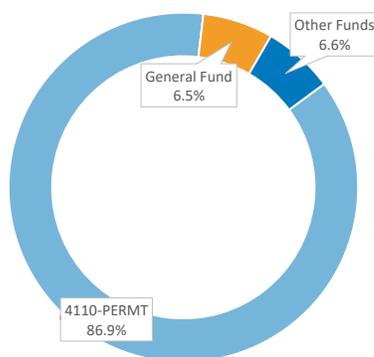
Funding Sources

- The General Fund covers about **6.5%** of PDS costs.
- **87%** of PDS funding comes from the Permit Services Fund (4110-PERMT)

Things to Know

- Permit Services Fund is an Enterprise Fund (permit fees must pay for permit-related activities)
- Permit Services Fund is subject to economic/development ebbs and flows
- Permit Services Fund cannot pay for some functions (long-range planning/policy, general inquiries, code enforcement, public disclosure requests, etc.)

Budget



Fund	Percentage
4110-PERMT	86.9%
General Fund	6.5%
Other Funds	6.6%

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Planning & Development Services | City of Tacoma 2025-2026 Adopted

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