

**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **2022 Amendment – Status**  
**Memo Date:** September 29, 2021  
**Meeting Date:** October 6, 2021

**Action Requested:**  
Review and Comment.

**Discussion:**

At the next meeting on October 6, 2021, the Planning Commission will review the status of the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “[2022 Amendment](#)”), which includes the following applications:

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Change,
- (3) South Tacoma Economic Green Zone, and
- (4) Minor Plan and Code Amendments

The Commission will receive an update on the work plan, scope of work, major issues to be addressed, community outreach efforts, and next steps associated with each application. Relevant background information and supplemental materials are attached.

The Commission went through the “Assessment and Determination” process, per TMC 13.02.070.E, for all applications, including conducting a Public Scoping Hearing on June 18, 2021, and made a determination on July 21, 2021 to accept all applications and move them forward for technical analysis.

**Project Summary:**

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The timeline for the 2022 Amendment has been modified to provide for more opportunities for public engagement; the process began with accepting applications during January-March 2021 and is slated for completion in June 2022. For more information about 2022 Amendment, please visit [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).

**Prior Actions:**

- 07/21/21 – The Commission made the determination to accept all applications and move them forward for technical analysis
- 06/16/21 – Public Scoping Hearing on the Applications



- 05/19/21 – Assessment of Applications: “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of Applications: “NewCold” and “South Sound Christian Schools”
- 03/31/21 – Application submittal deadline

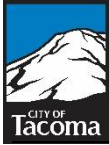
**Staff Contact:**

- Larry Harala, [lhara@cityoftacoma.org](mailto:lhara@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachment:**

1. Status of 2022 Amendment

c. Peter Huffman, Director



## 2022 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

### Status of 2022 Annual Amendment (For Planning Commission's Review on October 6, 2021)

Application (Project ID)	NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone	Minor Plan and Code Amendments
<b>Proposed Amendment</b>	Land Use Designation Change	Land Use Designation Change	Changes to Comprehensive Plan, Land Use Designations and Regulatory Code	Minor Plan and Code Amendments
<b>Applicant</b>	NewCold Seattle, LLC	South Sound Christian Schools and CenterPoint Christian Fellowship	South Tacoma Neighborhood Council	Planning & Development Services Department
<b>Location and Size of Area</b>	<ul style="list-style-type: none"><li>• 4601 S. Orchard Street</li><li>• 3 acres</li></ul>	<ul style="list-style-type: none"><li>• Vicinity of 2052 S. 64th Street</li><li>• 8 parcels</li><li>• 16 acres</li></ul>	<ul style="list-style-type: none"><li>• South Tacoma Groundwater Protection District Overlay (STGPD)</li><li>• 5000+ acres</li></ul>	Citywide
<b>Current Land Use and Zoning</b>	<ul style="list-style-type: none"><li>• Designation: Light Industrial</li><li>• Zoning: M-1-STGPD Light Industrial District with South Tacoma Groundwater Protection District Overlay</li></ul>	<ul style="list-style-type: none"><li>• Designation: Single Family Residential</li><li>• Zoning: R-2-STGPD Single Family Dwelling with South Tacoma Groundwater Protection District Overlay</li></ul>	<ul style="list-style-type: none"><li>• South Tacoma Groundwater Protection District Overlay</li><li>• Multiple/various land use designations and zoning district</li></ul>	N/A
<b>Summary of Proposal</b>	The request is to change the land use designation at the 3-acre subject site from "Light Industrial" to "Heavy Industrial." The subject site is a portion of a larger 34-acre parcel already developed with a heavy industrial cold storage facility. The parcel, except the subject site, is currently designated Heavy Industrial and zoned M-2. The proposal, with a subsequent rezone, would keep the designation and zoning of the entire parcel consistent and allow for future expansion of the existing facility.	The request is to change the land use designation from Single Family Residential to Multi-Family Residential (Low Density) on the western 4 parcels and General Commercial on the eastern 4 parcels. The proposed designations would allow multi-family development on a certain portion of the western 4 parcels (with a subsequent rezone to R4-L) and commercial use on a certain portion of the eastern 4 parcels (with a subsequent rezone to C-2).	The request is to conduct a broad review of the South Tacoma Manufacturing/Industrial Center and STGPD/aquifer recharge areas, along with progressive changes to the Comprehensive Plan, Land Use Designations and Regulatory Code, to eliminate environmental and health risks and promote an Econ-Industrial Park and Economic Green Zone ("EIP-EGZ") concept. Such a concept would be more consistent with Tacoma's economic and environmental goals, leverage existing possibilities of undeveloped sites within the STGPD and aquifer recharge areas, avoid further environmental contamination and negative health impacts, and bring additional economic opportunities and revitalization.	Minor, non-policy type of revisions to the Comprehensive Plan and the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.

<b>Application (Project ID)</b>	<b>NewCold</b>	<b>South Sound Christian Schools</b>	<b>South Tacoma Economic Green Zone</b>	<b>Minor Plan and Code Amendments</b>
<b>Planning Commission Determination upon Completion of Assessment (07/21/21)</b>	That the application be accepted and moved into the technical analysis phase.	That the application be accepted and moved into the technical analysis phase.	That the application be accepted and moved into the technical analysis phase, and that staff should: <ul style="list-style-type: none"> <li>• Work with appropriate City departments and the Tacoma-Pierce County Health Department to prepare a proposed work plan to update applicable sections of the TMC Title 13 relating to STGPD; and.</li> <li>• Work with appropriate City departments to prepare a report for the Planning Commission on Green Industry and the potential designation of a possible "Economic Green Zone."</li> </ul>	That the application be accepted and moved into the technical analysis phase.
<b>Next Steps (tentative)</b>	<ul style="list-style-type: none"> <li>• Neighborhood meeting on 11/15/21</li> <li>• The applicant is working with consultants to complete requested traffic, noise and light studies.</li> <li>• Staff will provide an update to the Planning Commission in January 2022.</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood meeting on 11/16/21</li> <li>• The applicant is working with consultants to complete requested traffic and critical area studies.</li> <li>• Staff will provide an update to the Planning Commission in January 2022.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued collaboration with city staff, Tacoma Water staff and Pierce County Health Department staff.</li> <li>• Staff will provide an update to the Planning Commission in January 2022.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to refine the scope of work (i.e., list of issues).</li> <li>• Provide an update to the Planning Commission in December 2021.</li> </ul>
<b>Exhibits</b>	See Exhibit A – Area Maps	See Exhibit B – Area Maps	See Exhibit C – Area Maps	See Exhibit D – Scope of Work (List of Issues)

## Exhibit A – Area Maps

### Application: NewCold

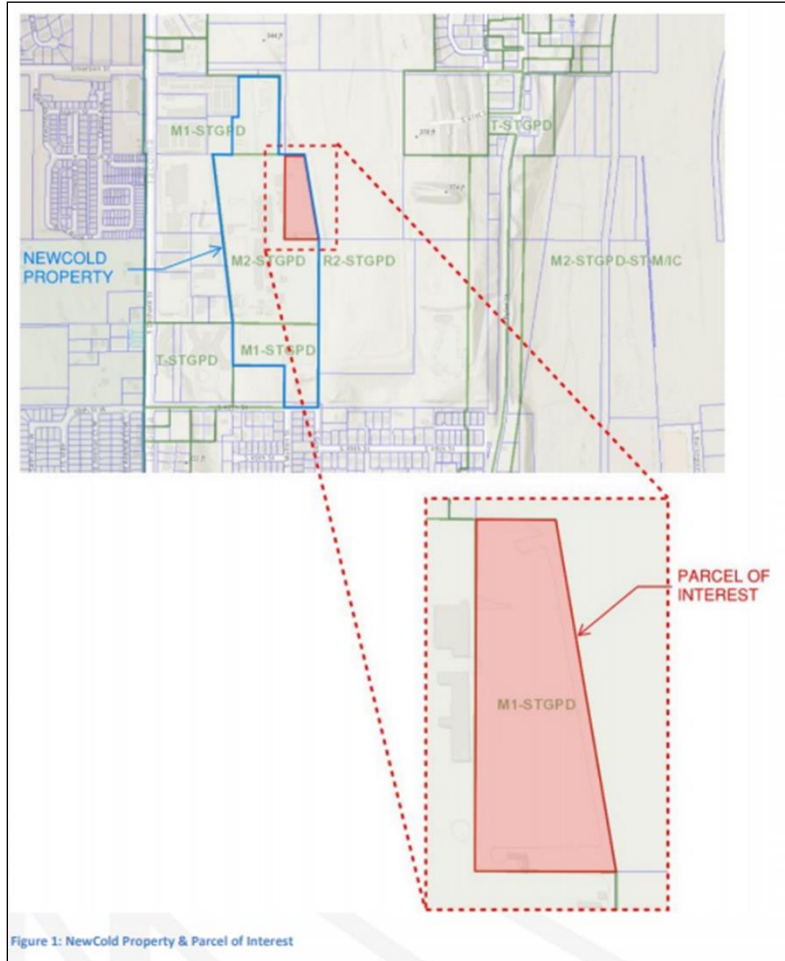
#### SITE LOCATION:

3-acre portion adjacent to existing NewCold heavy-industrial cold storage facility.

#### Address:

4601 S Orchard St

APN: 0220133049





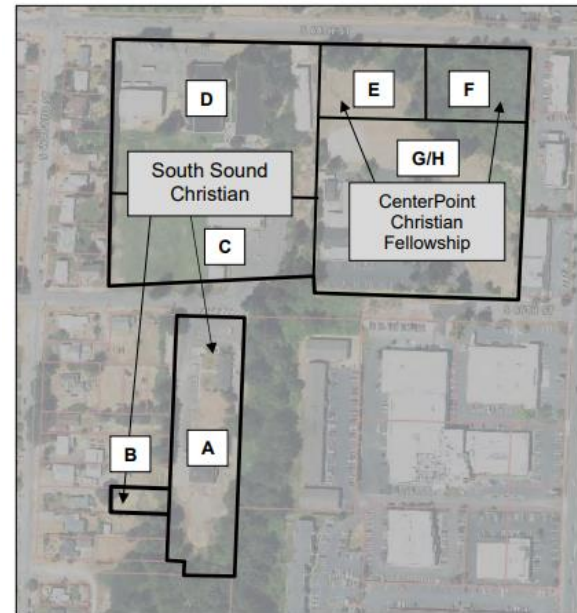
## Exhibit A – Area Maps

Application: South Sound Christian Schools

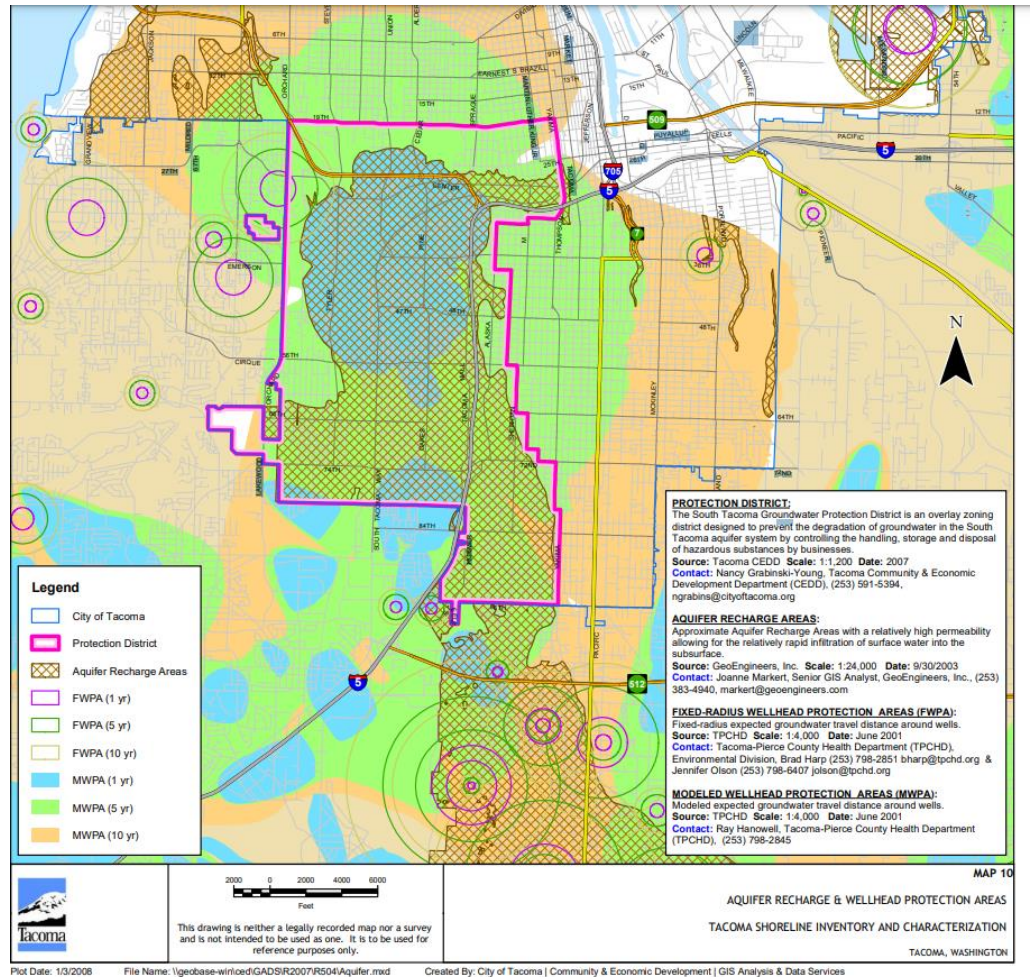
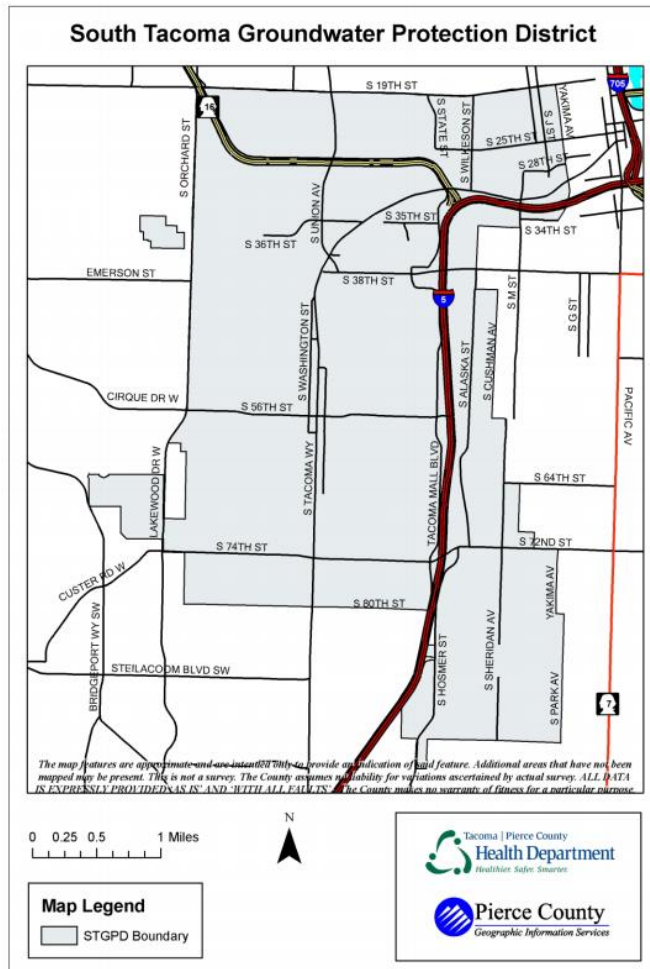


**SITE LOCATION:**  
8 Parcels totally approximately  
15.96 acres.

**Address:**  
8-Parcels generally adjacent to  
2052 South 64th Street



## Application: South Tacoma Economic Green Zone





## Exhibit D – Scope of Work (List of Issues)

### Application: Minor Plan and Code Amendments

No.	Code Sections / Plan Element	Issues	Proposed Amendments
1.	TMC 13.06.140.C	<p><b><u>Built Green or LEED for PRDs</u></b></p> <p>It is not clear whether the requirement for construction to be Built Green 4 Stars or LEED gold certification applies only to new PRDs, or to new buildings/roads in established PRDs as well. Need clarification. Also, analysis may be needed to determine how such clarification could impact all existing PRDs.</p>	
2.	TMC 13.06.100.D.1.	<p><b><u>Downtown District Minimum Building Design Standards</u></b></p> <p>A comma needs to be added to the section so it reads like this: "The basic design standards, and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new....." so these standards apply to all Downtown Districts, not just the DCC and DR Districts.</p>	
3.	TMC 13.06.100.D., 13.06.100.E., and 13.06.090.L.	<p><b><u>Standards for Ground-level Utilities</u></b></p> <p>There are no standards for ground-level utilities (screening, location, etc.) for mixed-use developments and 4-plexes and above within the Downtown Districts. The only standards are for rooftop equipment.</p>	
4.	TMC 13.06.100.E.1	<p><b><u>Design/Minimum Density Standards for SFDs</u></b></p> <p>Request to add design standards and/or minimum density standards for SFDs in commercial districts, specifically T and C1.</p> <p>"1. Applicability. The following requirements apply to all single, two, and three-family dwellings in *T, C,* and X-Districts, and to all two and three-family dwellings in all districts."</p>	
5.	TMC 13.06.010.D.1-2	<p><b><u>Designated Pedestrian Street</u></b></p> <p>There's a two-block section of Pac Ave - 25th to 27th - that is not designated as a pedestrian street. This may not have been intentional. Should be fixed.</p>	
6.	TMC Chapter 13.04	<p><b><u>Preliminary and Final Plats</u></b></p> <p>Based on the decision for the Morcos Preliminary Plat, our attorney has recommended that we take out language that states that an approved preliminary short or long plat is an assurance that the Final Plat will be approved. This language is not provided for in the RCW; rather it was added in by a previous PW's Director many years ago.</p>	
7.	TMC 13.05.010.A.6.g. and 13.06.090.C.3.h.	<p><b><u>Reference to Parking Quantity Maximum</u></b></p> <p>Please move the "Each unit shall provide no more than one off-street parking space", parking quantity maximum out of TMC 13.05.010.A.6.g. and move it to the Parking Quantity Table in TMC 13.06.090.C.3.h. (See PRE20-0049)</p>	



No.	Code Sections / Plan Element	Issues	Proposed Amendments
8.	TMC 13.06A.065.B.2.a-b. and 13.06.510. Table 2	<p><b><u>ADA Parking</u></b></p> <p>Micro Housing allows for smaller, many more units than may have been anticipated when linking the number of ADA stalls to "the number of parking stalls that would have been required" by the Parking Code (had the site not been in the RPA and/or with reductions allowed w/in the X-Center). Alternatively, if feel that provision under TMC 13.06A.065.B.2.b. is the relief, then add it to the "Exemptions" section in Table 2 for TMC 13.06.510. (Reference PRE19-0157)</p>	
9.		<p><b><u>Accessory Buildings in Commercial/Mixed-use Districts</u></b></p> <p>There are no specific regulations for accessory buildings, such as garages, that are associated with a residential use, leaving room for inconsistent implementation. Recommend a footnote in the use tables referring residential accessory buildings to the R section of the code.</p>	
10.		<p><b><u>Long-term Bicycle Parking Requirements</u></b></p> <p>Code required large, grouped long-term bike parking located separately from residential units is always significantly underutilized. Alternative or improved design/configuration are needed (such as through a clear accessible bike path between the sidewalk and a different manner of dedicated bike storage areas and/or clear space within individual units for that purpose). Option for variance? "Bike Runnels"?</p>	
11.	TMC 13.06.080	<p><b><u>Storage Container Restrictions</u></b></p> <p>By adopting Resolution No. 40794 on June 8, 2021, the City Council requested the Planning Commission to review the outright prohibition of commercial shipping and/or storage containers as accessory buildings and/or for storage in the City and determine if there are design standards, siting requirements, or other conditions which may make these uses appropriate in specified zoning districts, and, within subsequent phases of Home in Tacoma, review how the City could allow shipping containers to be adaptively reused for innovative housing solutions to address the housing shortage and housing affordability in the City of Tacoma.</p>	

No.	Code Sections / Plan Element	Issues	Proposed Amendments
12.	TMC 13.01.060.F	<p><b><u>Definition of Family</u></b></p> <p>Senate Bill 5235 (SB 5235), signed into law by the Governor, effective July 25, 2021, includes a key restriction on how local governments define and regulate residential unit occupancies. For the City of Tacoma, currently, “Family” is defined in TMC 13.01.060.F as follows:</p> <p><i>“Family.” One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).</i></p> <p>Per the new State law, these types of broad zoning limitations on the number of unrelated individuals that can live in a dwelling unit are no longer allowed. Per the PDS Director’s Rule 03-2021, effective July 25, 2021, the City will no longer use this definition to limit residential occupancy. This issue and potential permanent corrective code amendments should be included in the scope of work for the 2022 Amendment.</p>	
13.		<p><b><u>Residential Landscaping Requirements</u></b></p> <p>In the code prior to the reorganization, landscaping was exempt for single two and 3 family homes. In the old code, landscaping buffers were also in this section and therefore exempt. The re-organized code moved buffers into a new sections that does not have the same exemption listed in the applicability.</p> <p>1. Exemptions:</p> <p>a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts.</p>	
14.	TMC 13.04.090.H.20 & 100.F.20	<p><b><u>Homeowner’s Association Owned Open Space &amp; Other Tracts</u></b></p> <p>The code allows open space &amp; other tracts to be owned by a homeowner’s association, the property owners within the subdivision or dedicated to the public. The homeowner’s association should be removed as an option. These often go defunct/bankrupt, taxes aren’t paid &amp; the tract reverts to Pierce County which auctions it off. This causes lots of problems. If removing the homeowner’s association isn’t an option, add language that requires ownership to revert to property owners if association dissolves.</p>	