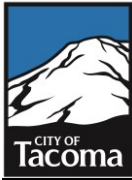


Section I

Introduction





PLANNING MANAGER'S LETTER TO THE COMMUNITY

March 16, 2022

Dear Community Members:

As the pandemic phase of COVID-19 looks to be waning (fingers crossed) and we strive to find a “new normal” in our lives, it is critical that we do not forget to focus on this community’s long-term goals and the continued development happening in the great City of Tacoma. One way we do this is through the work of the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code (“**2022 Amendment**”).

In collaboration with the Tacoma Planning Commission and the City Council, we keep the Plan and Code current by considering updates on an annual basis. These updates enhance the clarity and applicability of the Plan and Code, and ensure they continue to provide the appropriate policy and regulatory guidance for the growth and development of the City.

The 2022 Amendment package includes the following four proposed amendments (“applications”):

- (1) NewCold Land Use Designation Change (near South 46th and Orchard)
- (2) South Sound Christian Schools Land Use Designation Change (near Wapato Hills Park)
- (3) Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD)
- (4) Minor Plan and Code Amendments

The complete text, staff analysis, and background materials associated with these applications are compiled in the attached **Public Review Document**. I would encourage you to review this document, participate in the virtual **Informational Meeting** on March 30th, testify at the Planning Commission’s **public hearing** on April 6th, and weigh in on the proposals before the Planning Commission makes a recommendation to the City Council.

Ultimately, the Plan and Code are about setting and implementing this community’s goals and priorities, so we need and appreciate your active involvement in this important work. We look forward to your continued support and shared efforts to realize the City of Tacoma’s vision, especially in these challenging times.

For more information, please visit the project website at www.cityoftacoma.org/2022Amendment, e-mail us at planning@cityoftacoma.org, or contact the project manager, Stephen Atkinson, Principal Planner, at satkinson@cityoftacoma.org.

Sincerely,

BRIAN BOUDET, MANAGER
Planning Services Division



2022 Comprehensive Plan and Land Use Regulatory Code Amendments

www.cityoftacoma.org/2022amendment



PUBLIC HEARING

PLANNING COMMISSION PUBLIC HEARING

WEDNESDAY, APRIL 6, 2022 AT 5:30 PM

Virtual Meeting via Zoom:

Link: <https://www.zoom.us/j/88403846060>

Dial-in: +1 253 215 8782

ID: 884 0384 6060

INFORMATIONAL MEETING

WEDNESDAY, MARCH 30, 2022 AT 5:30 PM

Virtual Meeting via Zoom:

Link: <https://www.zoom.us/j/83534988617>

Dial-in: +1 253 215 8782

ID: 835 3498 8617

TO PROVIDE COMMENTS

Comments may be submitted on the proposals on or before April 8, 2022 at 5:00 PM.

- Testify at the Planning Commission Public Hearing
- **Email:** planning@cityoftacoma.org
- **Mail to:** Planning Commission, 747 Market Street, Room 349, Tacoma, WA 98402

Public review documents are available at www.cityoftacoma.org/2022amendment

WHAT AMENDMENTS ARE UNDER CONSIDERATION?

APPLICATION: NEWCOLD

The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.

APPLICATION: SOUTH SOUND CHRISTIAN

The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64th Street owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.

APPLICATION: MINOR PLAN AND CODE AMENDMENTS

Compiled by the City’s planning staff, this proposal includes 15 technical, non-policy amendments to the Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

APPLICATION: SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD)

The proposal is for a Work Plan which outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.

ENVIRONMENTAL REVIEW OF APPLICATIONS

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Nonsignificance after review of an environmental checklist. Comments on the preliminary determination must be submitted by 5:00 pm on April 8, 2022. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on April 15, 2022, unless modified. The Preliminary Determination and environmental checklist are available at www.cityoftacoma.org/2022amendment.

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

planning@cityoftacoma.org

**PUBLIC
HEARING**



PLANNING AND DEVELOPMENT SERVICES
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 345
TACOMA, WA 98402

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PUBLIC HEARING

**2022 Comprehensive Plan and Land Use
Regulatory Code Amendments**
www.cityoftacoma.org/2022amendment

EXECUTIVE SUMMARY

About This Document

This is the **Public Review Document** prepared for the Planning Commission's public hearing concerning the 2022 Annual Amendment to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code ("2022 Amendment"). This document is posted online at www.cityoftacoma.org/2022Amendment.

Applications for 2022 Amendment

The 2022 Amendment includes four applications, as briefly described below. A **one-page summary** of each application is attached to this Executive Summary, while the complete text, staff analyses, and background information associated with these applications are included in **Section II** of this document.

(1) NewCold Land Use Designation Change:

The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from "Light Industrial" to "Heavy Industrial." This would allow development of the parcel, with future site rezone application, to accommodate future expansion of NewCold's existing 140-foot tall cold storage facility sitting on approx. 34 acres next to the parcel.

(2) South Sound Christian Schools Land Use Designation Change:

The current Land Use Designation is "Low-Scale Residential" for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64th St. owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) "Mid-Scale Residential" for the western 4 parcels to allow for future sale and/or multi-family development, and (2) "General Commercial" for the eastern 4 parcels to allow for a future site rezoning application with the intention of developing the site with a general commercial use.

(3) Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD):

The proposed Work Plan outlines the approach for improving STGPD regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the "South Tacoma Economic Green Zone" application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.

(4) Minor Plan and Code Amendments:

Proposed by the Planning and Development Services Department, this application compiles 15 minor and non-policy amendments to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

Environmental Review

Based on a review of the subjects addressed in the 2022 Amendment against an environmental checklist, the City has issued a Preliminary Determination of Environmental Nonsignificance (DNS), which is subject to public comments through April 8, 2022. The DNS and the Environmental Checklist are included in **Section III** of this document. The City may reconsider or modify the preliminary determination in light of timely comments. Unless modified, the preliminary determination would become final on April 15, 2022.

Public Hearing and Informational Meeting

The Planning Commission will conduct a public hearing on April 6, 2022 to receive public comments on the 2022 Amendment. An informational meeting will be conducted by planning staff on March 30, 2022. The notice for the public hearing and the informational meeting is included in **Section I** of this document.

Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at www.cityoftacoma.org/OneTacoma.

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at www.cityoftacoma.org/MuniCode.

Annual Amendments

The *One Tacoma Plan* is subject to continuous review, evaluation and modification to remain relevant and to respond to changing circumstances. The GMA allows the Plan generally to be amended only once each year. Amendments may include adding new Plan elements, modifying existing elements, revising policies or maps, or updating data and information. All proposed modifications are reviewed concurrently to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, county, and adjacent jurisdictional plans. The GMA requires development regulations to be consistent with and to implement the Comprehensive Plan. To maintain this consistency, changes to the *One Tacoma Plan* often are accompanied by similar changes to development regulations and/or zoning classifications.

2022 Amendment Process

The general timeline and schedule for the 2022 Amendment is as follows:

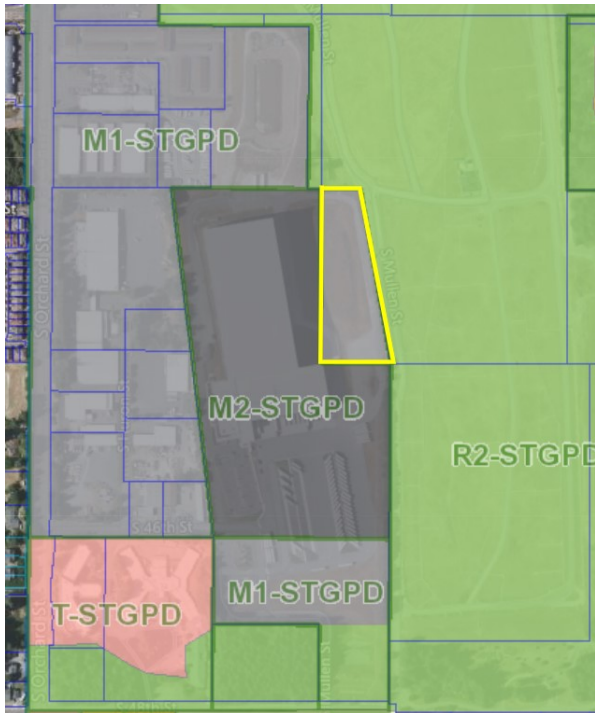
Timeline	Activity
January-March 2021	Applications accepted (submittal deadline March 31, 2021)
May-July 2021	Assessment of applications by the Planning Commission (including a Public Scoping Hearing on June 16, 2021)
July 2021 – March 2022	Technical analysis of applications by the Planning Commission and planning staff, including community outreach and engagement
March-April 2022	Public review of the 2022 Amendment package prior to public hearing
March 30, 2022	Informational Meeting with Planning Staff
April 6, 2022	Planning Commission Public Hearing
April-May 2022	Planning Commission making recommendations to the City Council
May-June 2022	City Council review and adoption

Attachments (to the Executive Summary)

- One-Page Summaries of Applications

2022 Amendment Application: “NewCold Land Use Designation Change”

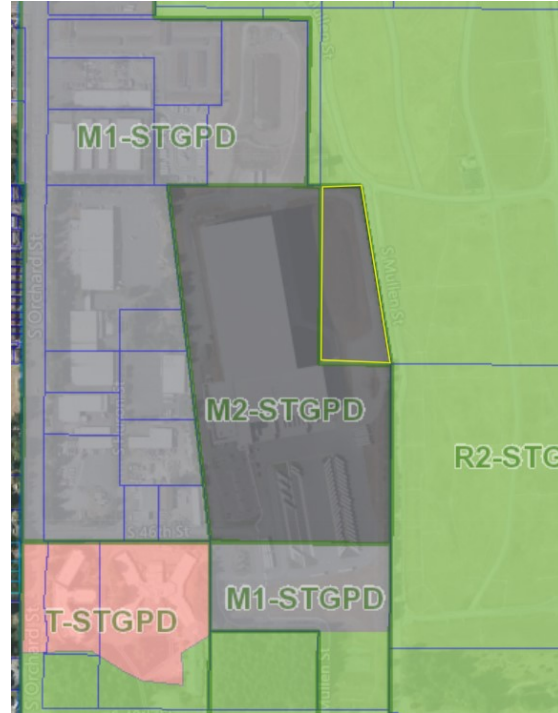
CURRENT LAND USE DESIGNATION: LIGHT INDUSTRIAL



Light Industrial Designation:

This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.

PROPOSED LAND USE DESIGNATION: HEAVY INDUSTRIAL



Heavy Industrial Designation:

This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.



APPLICANT: NewCold Seattle, LLC

SITE LOCATION: 4601 S Orchard Street, Tacoma WA

AMENDMENT TYPE: Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

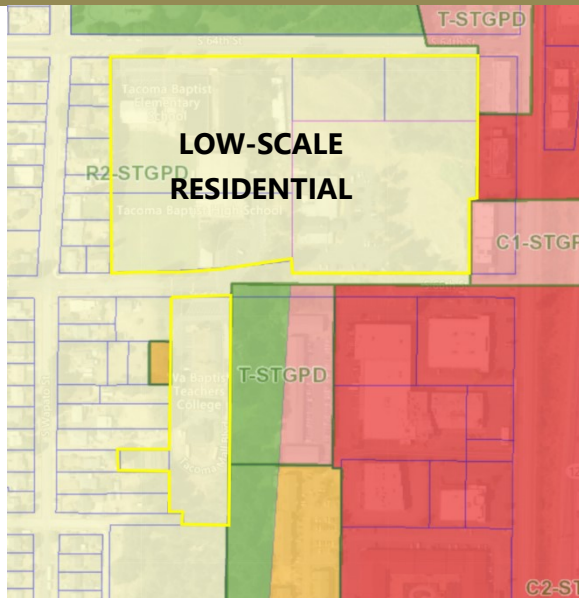
NewCold is applying for a Comprehensive Plan Land Use Designation amendment to update a parcel of the Tacoma site to allow for future expansion of an existing facility. The parcel in question is currently designated as “Light Industrial” and NewCold is requesting that the parcel be re-designated to Heavy Industrial. The existing cold storage complex sits on approximately 34 acres, and the subject parcel is an adjacent 3-acre property, directly to the east of the existing approximately 140-foot tall cold storage building.

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

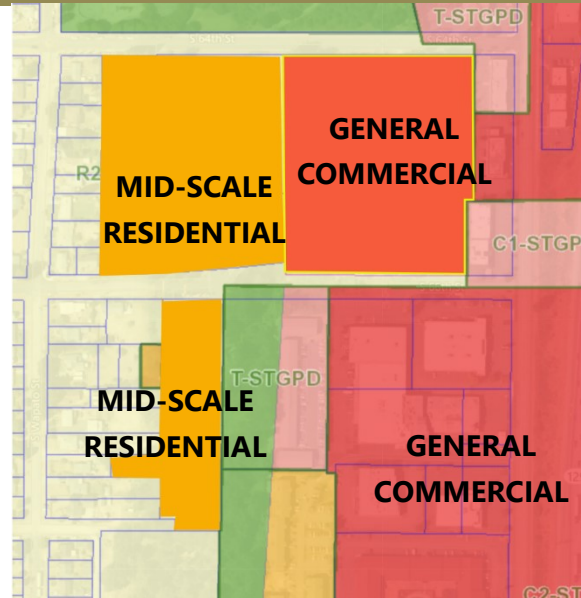
If granted, the land use designation change to Heavy Industrial would enable NewCold to apply for a rezone to an M-2 Heavy Industrial Zoning District.

2022 Amendment Application: “South Sound Christian Schools Land Use Designation Change”

CURRENT LAND USE DESIGNATION: LOW SCALE RESIDENTIAL



PROPOSED LAND USE DESIGNATIONS: MID-SCALE RESIDENTIAL & GENERAL COMMERCIAL



APPLICANT: South Sound Christian/CenterPoint Christian Fellowship

SITE LOCATION: 8 parcels generally adjacent to 2052 South 64th Street

AMENDMENT TYPE: Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

The parcel owners are working together on a joint application and wish to sell and/or redevelop portions of the site for multi-family development and general commercial development. The applicant hopes to work with Bargreen Ellingson, a South Sound area restaurant supply and design company, to expand their operations in the area. This application is a request for a Land Use Designation Change from a Low-Scale Designation to a Mid-Scale Designation on the western 4 parcels and General Commercial on the eastern 4 parcels with a total land area of approximately 15.96 acres. The Designation change would enable the applicants to seek a site rezone.

Low-scale Residential Designation:

Low-scale residential designations provide a range of housing choices built at the general scale and height of detached houses and up to three stories (above grade) in height. Standards for low-scale housing types provide flexibility within the range of building width, depth, and site coverage consistent with detached houses and backyard accessory structures, pedestrian orientation, and a range of typical lot sizes from 2,500 square feet up to 7,500 square feet. Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities.

Mid-scale Residential Designation:

Mid-scale residential designations are generally located in close proximity to Centers, Corridors and transit and provide walkable, urban housing choices in buildings of a size and scale that is between low-scale residential and the higher-scale of Centers and Corridors. Standards for mid-scale housing support heights up to 3 stories (above grade), and 4 stories in limited circumstances along corridors. Standards shall ensure that development is harmonious with the scale and residential patterns of the neighborhood through building height, scale, width, depth, bulk, and setbacks that prevent overly massive structures, provide visual variety from the street, and ensure a strong pedestrian orientation. Development shall be subject to design standards that provide for a smooth scale transitions by methods including matching low-scale building height maximums where mid-scale residential abuts or is across the street from low-scale areas.

General Commercial Designation:

This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

2022 Amendment Application: “Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD)”

The following Work Plan outlines the approach for amending the Tacoma Municipal Code pertaining to the South Tacoma Groundwater Protection District (STGPD). The Work Plan represents the initial step of the first component of the two-pronged approach to addressing the original application of “South Tacoma Economic Green Zone.” It has been developed based on the thoughts and suggestions from the applicant (South Tacoma Neighborhood Council) and staff from the City of Tacoma’s Planning and Development Services Department (PDS) and Environmental Services Department (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

1. Major Issues:

- (a) General program awareness.
- (b) Enforcement and monitoring.
- (c) Define “periodic update”.
- (d) Review proposal for prohibited uses from application.
- (e) Code implementation and code location (including potential relocation).
- (f) Infiltration Policy.
- (g) Program Funding.

2. Examine code amendments needed.

3. Community Engagement and Outreach Strategy:

- Stakeholders:
 - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
 - Permitted and Non-permitted Businesses
 - Homeowners and Taxpayers
 - Neighborhood Councils (South Tacoma, Central, and South End)
 - Planning Commission and City Council
 - Additional local, regional, state and federal agencies and organizations, as may be identified
- Community Meetings; Surveys; Targeted Ads.
- Dissemination of information, data, maps and publicity materials that are user-friendly.
- Focus on Equity.

4. Evaluate need and funding for consultant services.

5. Implementation:

- The Work Plan is to be carried out during the 2023 Amendment cycle, i.e. from early 2022 to June 2023.
- To allow the flexibility to address additional issues that may arise during its implementation, the Work Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.

2022 Amendment Application: “Minor Plan and Code Amendments”

No.	Issues	Proposed Amendments (Brief Description)
1.	Definition of Family	Revise the current definition of “Family” in the Land Use Code to be consistent with SB 5235 signed into law by the Governor in July 2021.
2.	Preliminary and Final Plats	Remove provisions that state that an approved preliminary short or long plat is an assurance that the Final Plat will be approved.
3.	Residential Landscaping Requirements	Reinstate landscaping buffer exemption that was inadvertently removed due to code reorganization in 2019.
4.	Homeowners’ Association Owned Open Space & Other Tracts	Remove “homeowner’s association” as an option for owning open spaces and other tracts, and maintain consistency with state law and County code.
5.	Reference to Definition Section	Add “(See definition “Building, height of.”)” to the reference to TMC 13.01.060, so that code readers know where to look in the definitions section that is cited.
6.	Cultural Institutions and Public Benefit Use	Enhance the definition of “cultural institutions” and revise the definition of “public benefit use” accordingly.
7.	Efficiency Unit Parking Exemption	Eliminate redundancy regarding bike parking, and provide clarify regarding threshold and limitation on efficiency unit parking exemption.
8.	Single-family detached dwellings – Small Lots (Level 2)	Improve language clarity in the table of Residential District Development Standard – Minimum Lot Area.
9.	Public Facility, Public Facility Site, Public Safety Facilities, and Public Services Facilities	Clarify and consolidate definitions of these terms that are overlapping and confusing into: Public Facility Site and Public Service Facilities.
10.	Street Level Uses and Design	Clarify street level use requirements in downtown districts along Primary Pedestrian Streets.
11.	Infill Pilot Program Handbook	Add a reference to the Infill Pilot Program Handbook and clarify how the handbook is to be used to guide implementation of the program.
12.	Special Use Standards	Eliminate the inconsistencies between the Cottage Housing Special Use Standards and the Infill Pilot Program Cottage Housing standards pertaining to applicable zoning districts and minimum lot size.
13.	Two-family and Townhouse Dwelling	Revise Infill Pilot Program Two-family and Townhouse dwelling text to address vagueness related to number of townhouses permitted and minimum lot/development site size.
14.	Sign Code Update	Remove referencing to political signs, election and candidate, and improve the code to comply with current laws and remain content neutral (code unenforceable if not content neutral).
15.	Manitou Annexation Area Land Use	Align the proposed land use designations for the Manitou Annexation Area with the mid-scale and low-scale residential designations established through the recently adopted Home In Tacoma Phase 1.