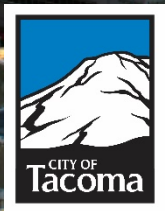


2022 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



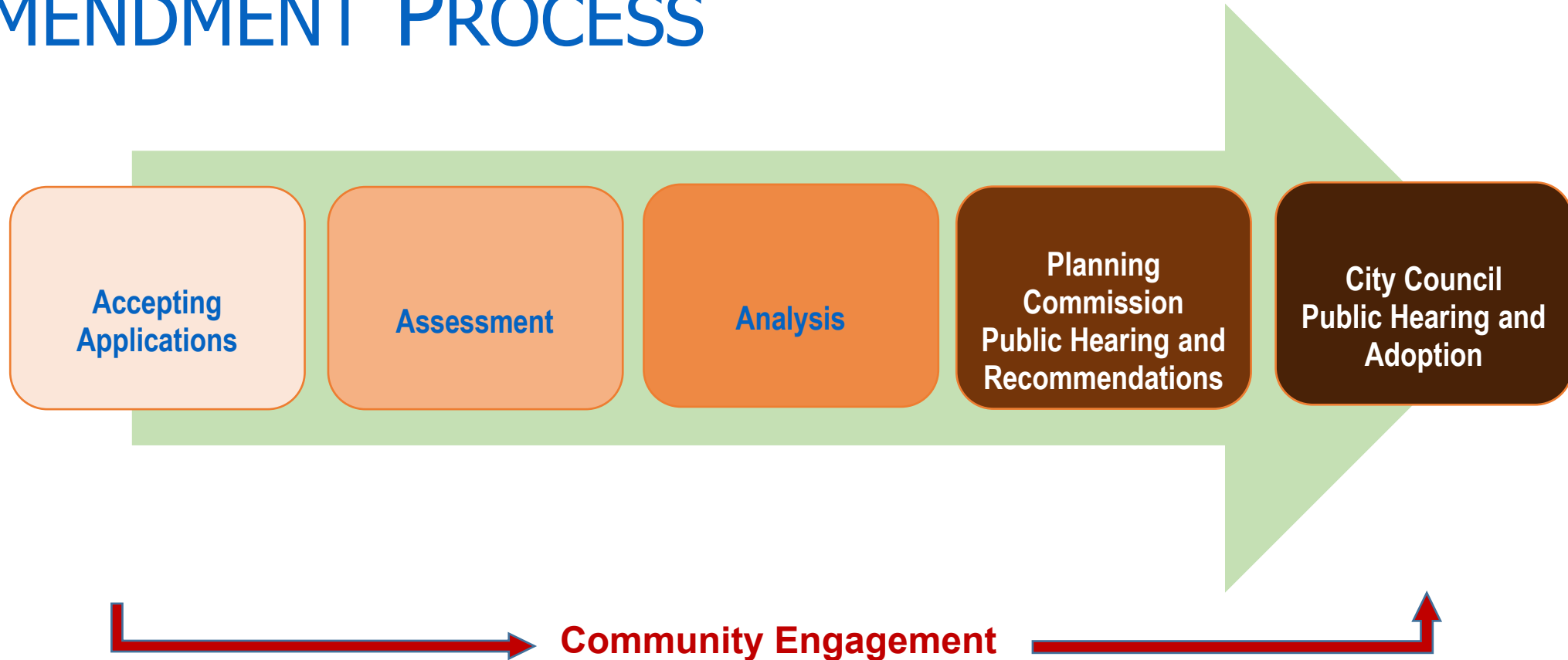
PLANNING COMMISSION
DEBRIEFING OF PUBLIC HEARING
04.20.2022

AGENDA

1. Amendment Process and Schedule
2. Response to Commission Questions
3. Comments and Responses
4. Next Step

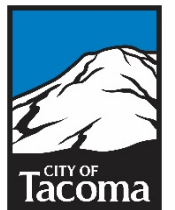


AMENDMENT PROCESS



SCHEDULE (NEXT STEPS)

Date	Actions
April 6, 2022	Planning Commission Public Hearing – 5:30 PM
April 8, 2022	Written comments due; hearing record closed – 5:00 PM
April 20 and May 4, 2022	Planning Commission Debriefing and Recommendations
May 25, 2022	IPS Review and “Do Pass”
June 7, 2022	City Council Study Session City Council Public Hearing
June 14, 2022	City Council 1 st Reading
June 21, 2022	City Council Final Reading (adoption)



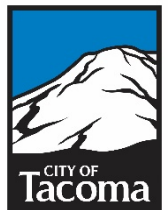
COMMISSION QUESTIONS

1. ST/GPD Work Plan - What is the process to consider a moratorium?
2. Land Use Designation Amendments – If approved, what are the next steps in the permitting and development process?
3. Additional question: applicability of definition of “family” in land use code – “a group of not more than six unrelated persons”



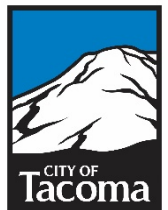
COMMENTS RECEIVED

Application	Comments Received	
	Oral	Written
(General Comment)		1
NewCold Land Use Designation Change	5	19
South Sound Christian Schools Land Use Designation Change	1	4
Work Plan for Code Amendments – South Tacoma Groundwater Protection District	6	30
Minor Plan and Code Amendments	3	1
TOTAL	15	55



APPLICATION: NEWCOLD LAND USE DESIGNATION CHANGE

COMMENTS AND RESPONSES



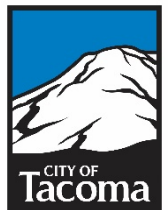
NEWCOLD LAND USE DESIGNATION CHANGE COMMENT #1 – TRAFFIC IMPACT

Comment/Concern:

- Traffic impacts – Commentors expressed concerns about potential increases in truck traffic along orchard
- Concerns about thoroughness of the traffic study
- Call for access to Mullen St across city landfill site

Staff Responses:

- The traffic study identified impacts to Orchard
- Study meets City of Tacoma Public Works department standards
- Mullen St. connection is something the applicant supports and is willing to work with the City of Tacoma on



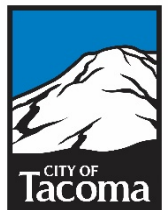
NEWCOLD LAND USE DESIGNATION CHANGE COMMENT #2 – STGPD

Comment/Concern:

- South Tacoma Groundwater District relationship
- Heavy industrial use incompatible with STGPD

Staff Responses:

- The current site fully meets all STGPD standards
- Future development would be required to meet STGPD standards
- Staff, based on the application by South Tacoma Neighborhood Council, is proposing to update those standards as part of 2023 Amendment cycle.



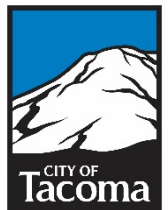
NEWCOLD LAND USE DESIGNATION CHANGE COMMENT #3 – ENVIRONMENT

Comment/Concern:

- The current facility is environmentally impactful

Staff Responses:

- Development must meet existing City of Tacoma standards
- Standards do not ensure “no change”
- Mitigation may be required depending on types of impacts



NEWCOLD LAND USE DESIGNATION CHANGE

COMMENT #4 – HAZARD

Comment/Concern:

- There is a fire/hazard danger inherent to the use

Staff Responses:

- New development would be required to comply with building and fire code requirements, and various state and federal requirements regarding handling of hazardous materials.
- Facility referenced in public comment in Puyallup was a 100-year-old wooden structure



NEWCOLD LAND USE DESIGNATION CHANGE

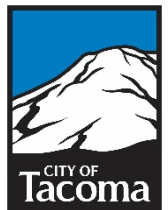
COMMENT #5 – ECONOMIC

Comment/Concern:

- There needs to be more high paying “green” jobs in Tacoma

Staff Responses:

- Policies support economic activity associated with trade at the Port of Tacoma
- Policies emphasize job growth
- Current zoning supports heavy and light industry broadly, City policy does not currently define “green jobs” or “green industry.”



APPLICATION: SOUTH SOUND CHRISTIAN SCHOOLS LAND USE DESIGNATION CHANGE

COMMENTS AND RESPONSES



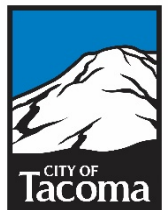
SOUTH SOUND CHRISTIAN SCHOOLS LAND USE DESIGNATION CHANGE COMMENT #1 – GROWTH

Comment/Concern:

- Concerns about growth in Tacoma

Staff Responses:

- The Comprehensive Plan Land Use Designation Change request does not entitle site development
- The City of Tacoma is a designated Metropolitan City in Vision 2050, growth in Tacoma is a more appropriate location for housing than suburban sprawl in the periphery of the region
- The site was recently designated as Low Scale Residential as part of Home in Tacoma – Phase 1



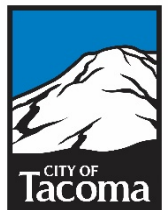
SOUTH SOUND CHRISTIAN SCHOOLS LAND USE DESIGNATION CHANGE COMMENT #2 – STGPD

Comment/Concern:

- Concerns about STGPD and development of these sites

Staff Responses:

- Any development of these sites in future must meet all STGPD requirements
- All low and mid-scale residential development allowed by code is not deemed to be particularly impactful to STGPD
- The City of Tacoma has very strong stormwater and sanitary sewer requirements
- All city of Tacoma critical area code requirements must be met
- The urban forestry manual and land use landscaping standards must be met



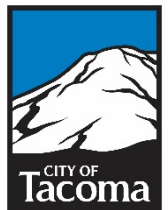
SOUTH SOUND CHRISTIAN SCHOOLS LAND USE DESIGNATION CHANGE COMMENT #3 – TREES AND ENVIRONMENT

Comment/Concern:

- Concerns about loss of vegetation/trees
- Concerns about critical areas

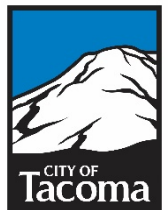
Staff Responses:

- Any future development will have to meet City of Tacoma urban forestry manual requirements
- Any future development will have to fully comply with all critical area requirements
- Any future development will have to fully comply with all landscaping requirements including tree canopy requirements



APPLICATION: WORK PLAN FOR SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT CODE AMENDMENTS

COMMENTS AND RESPONSES



WORK PLAN FOR STGPD CODE AMENDMENTS

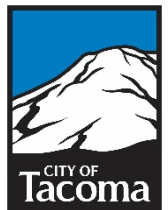
COMMENTS AND RESPONSES

Comment/Concern:

- Move forward with the Work Plan and speed up the review process for the Economic Green Zone.
- Engage business community.
- Enact a moratorium on the Bridge Industrial's proposed warehouse project.

Staff Responses:

- Comments noted. Staff will take into account those additional supporting arguments during the STGPD code amendment process and the EGZ review process.
- Phased approach to Economic Green Zone allows the City to coordinate with broader “green economy” strategy being led by CEDD, but also a resource issue.
- Bridge Industrial project is vested. Moratorium would not affect that project.



APPLICATION: MINOR PLAN AND CODE AMENDMENTS

COMMENTS AND RESPONSES



MINOR PLAN AND CODE AMENDMENTS

COMMENT #1 – MANITOU LAND USE

Comment/Concern:

- Opposing the proposed alignment with the new residential land use designation. Concerned about Mid-Scale Residential designation. Keep it R-2.

Staff Responses:

- Proposal sustains Council's intent for Manitou and aligns with Home in Tacoma
- Proposal is more conservative than current "Mixed-Use District"
- Proposal respects existing neighborhood context

Land Use Type	Land Use Designation / Zoning (Adopted in 2019)	Land Use Designation / Zoning (Proposed Update 2022)
Single-Family	Multi-Family (Low Density) / R-3	Low-Scale Residential / R-3
Multi-Family	Multi-Family (Low Density) / R-4L	Mid-Scale Residential / R-4L
Commercial	Neighborhood Commercial / C-1	Neighborhood Commercial / C-1



MINOR PLAN AND CODE AMENDMENTS

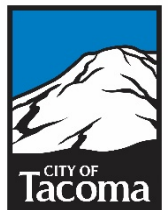
COMMENT #2 – DEFINITION OF FAMILY

Comment/Concern:

- Family is the first of all institutions and the backbone of faith doctrines.
- Attempts to alter definition could be dangerous – destroying the foundation of all institutions, many standing to lose, and City unable to handle litigation.

Staff Responses:

- “Family” is essentially “Household” in the Land Use Code.
- Proposal is to remove the limitation on the number of unrelated persons who may occupy a dwelling unit (or a household), and to comply with the State law.
- Change the issue ID from “Definition of Family” to “Limitation on Residential Occupancy.”
- Address terminology and associated issues through Home in Tacoma Phase 2.



MINOR PLAN AND CODE AMENDMENTS

COMMENT #3 – CULTURAL INSTITUTIONS/PUBLIC BENEFIT USE

Comment/Concern:

- Add “faith-based organizations”, or equivalent, to the proposed amendments to TMC 13.01.060.C concerning Cultural Institutions and to TMC 13.01.060.P concerning Public Benefit Use.

Staff Responses:

- “Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. ~~This classification includes museums.~~ , such as a museum or cultural center, operated by a non-profit or faith-based organization, and offering services to the community.
- “Public benefit use.” ~~As used in Section 13.06.050 – Downtown, public~~ Public benefit uses shall include any of the following uses, whether operated by a for-profit, non-profit, or faith-based organization:



MINOR PLAN AND CODE AMENDMENTS

COMMENT #4 – “FWDA”

Comment/Concern:

- With the dissolution of the Foss Waterway Development Authority (FWDA) in December 2020, the code should be updated to remove all relevant references to the FWDA.

Staff Responses:

- FWDA currently referenced in Title 11 Traffic and Title 19 Shoreline Master Program:
 - TMC 11.15.060.D
 - TMC 19.05.050.B.4.c(2)
 - TMC 19.06.070.D.4.b
 - TMC 19.09.100.E.1.a(2)



MINOR PLAN AND CODE AMENDMENTS

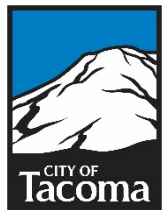
COMMENT #5 – “PARK AND RECREATION MAP ”

Comment/Concern:

- Proposed amendments to the Park and Recreation Map (Figure 36. Park + Recreation Facilities, Parks + Recreation Element, One Tacoma Comprehensive Plan, p. 8-12):
 - Change “School (Public)” to “School” in the map’s legend
 - Add Eastside Community Center to the map

Staff Responses:

- The first change is requested by the University of Puget Sound which is not a public school



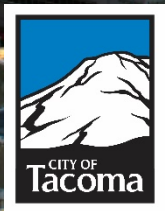
NEXT STEP – MAY 4, 2022

- Vote on individual applications before voting on the Package.
- The 2022 Amendment Recommendation Package includes:
 - I. Planning Commission's Letter of Recommendations
 - II. Planning Commission's Findings of Fact and Recommendations Report
 - A. Summary of Proposals
 - B. Findings of Fact:
 - 1. Background
 - 2. Planning Commission Review
 - 3. Planning Commission Public Hearing
 - 4. Responses to Public Testimony
 - 5. SEPA Review
 - 6. Public Engagement
 - 7. Health and Equity in All Policies
 - C. Conclusions
 - D. Recommendations
 - E. Exhibits – Summary of Recommendations and Tracked Changes for Each Application



2022 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



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