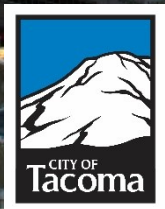


2022 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

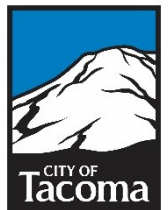


PLANNING COMMISSION
PUBLIC HEARING

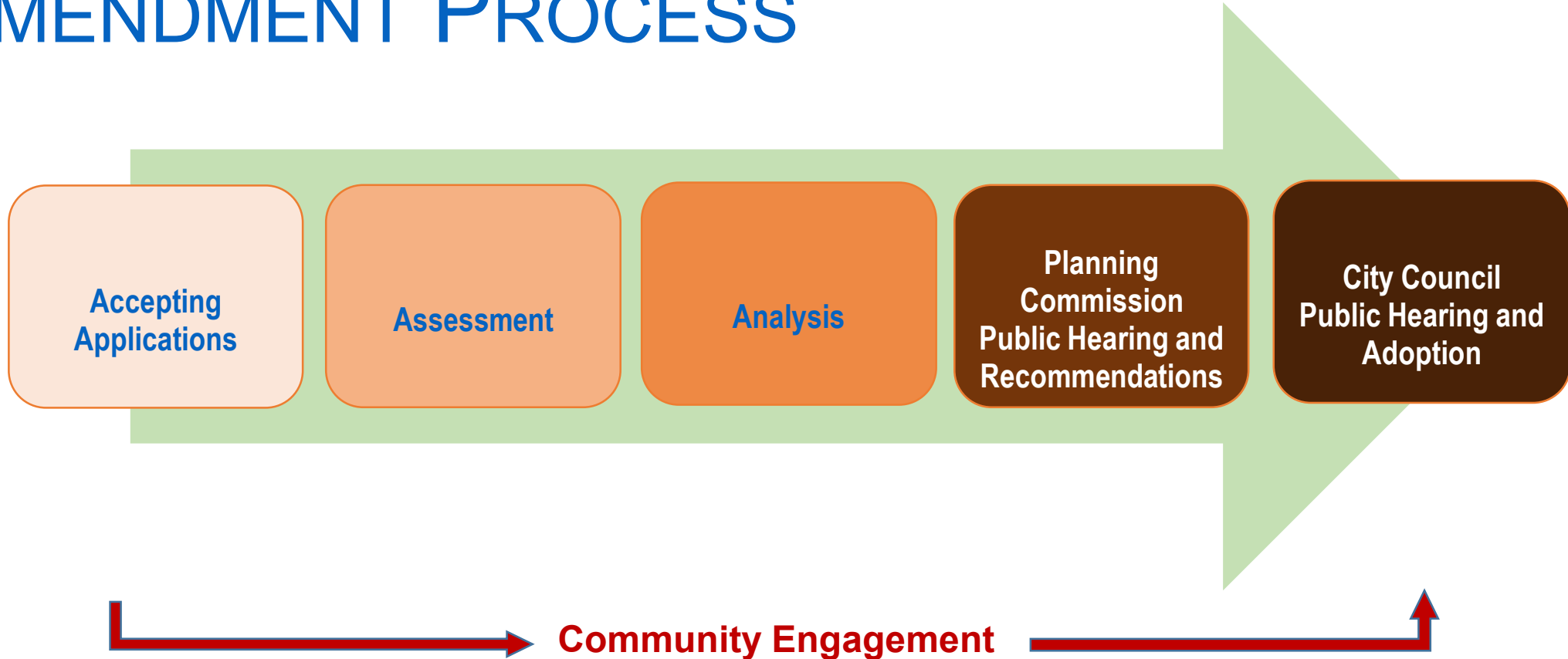
04.06.2022

AGENDA

1. Amendment Process and Schedule
2. Overview of Applications
3. Public Hearing Notifications
4. Public Hearing Process

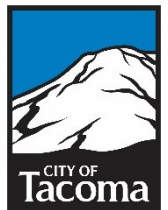


AMENDMENT PROCESS



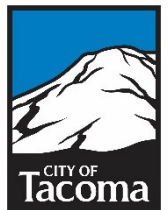
SCHEDULE (NEXT STEPS)

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)



OVERVIEW OF APPLICATIONS

Application	Notes	Amending:	
		Plan	Code
NewCold	<ul style="list-style-type: none"> Land use designation change (1 parcel) 	x	
South Sound Christian Schools	<ul style="list-style-type: none"> Land use designation change (8 parcels) 	x	
South Tacoma Groundwater Protection District (STGPD)	<ul style="list-style-type: none"> Phase 1A: Work Plan for STGPD Code Amendments Phase 1B: STGPD Code Amendments Phase 2: Economic Green Zone 	x	x
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Non-policy, clean-up type of changes 	x	x

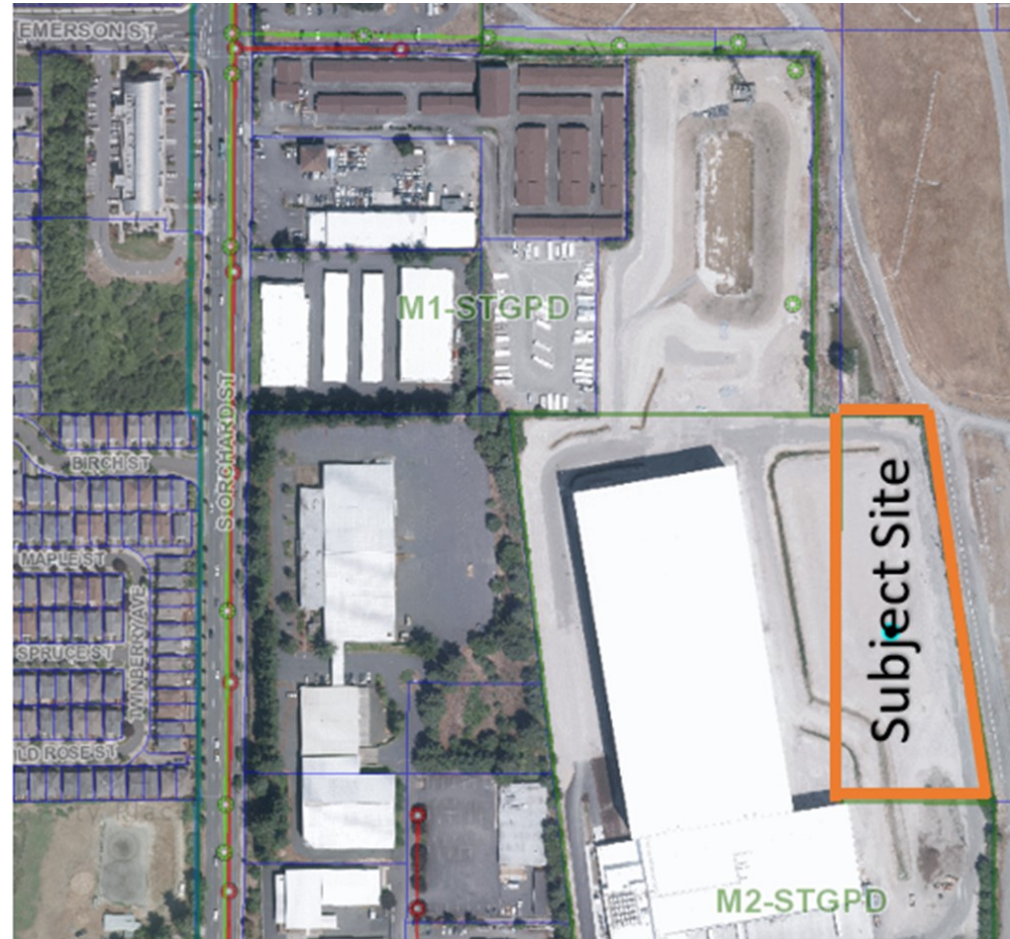


APPLICATION: NewCold

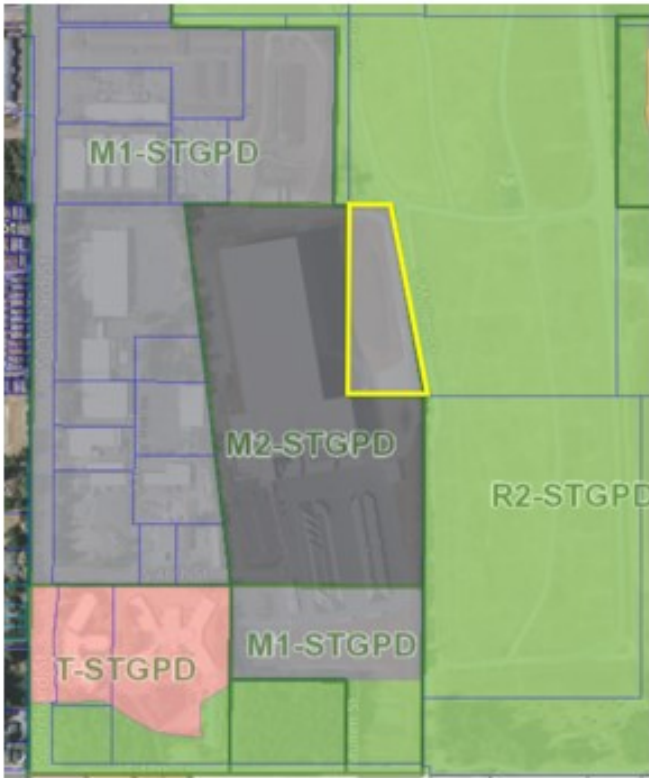
Applicant: NewCold Seattle, LLC

Location: 4601 S. Orchard St.

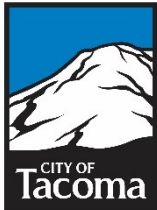
Proposal: Change land use designation for a 3-acre site (enabling future rezone request for expansion of cold storage facility)



APPLICATION: NEWCOLD



Current Land Use Designation:	Proposed Land Use Designation:
Light Industrial	Heavy Industrial
Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.	This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



APPLICATION: SOUTH SOUND CHRISTIAN

Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship

Location: Tacoma Mall Blvd. and S. 64th St.

Proposal: Change land use designation for a 16-acre, 8-parcel site (enabling future rezone requests for multi-family and commercial development)

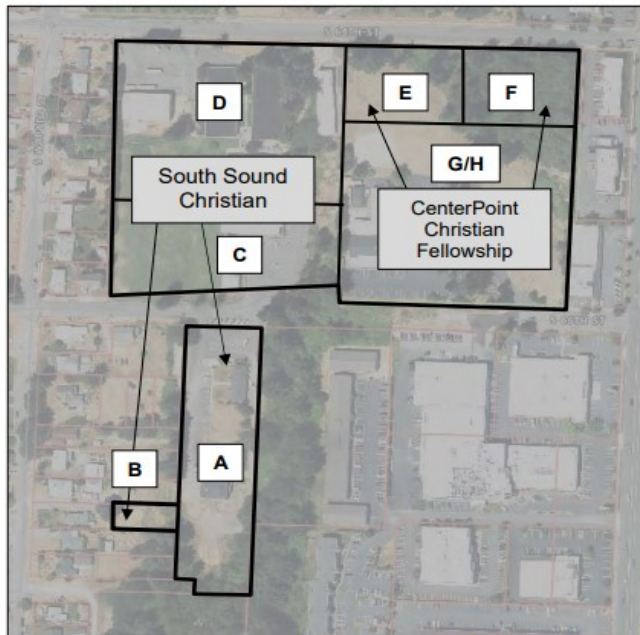
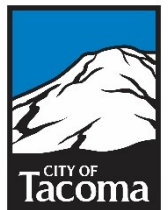
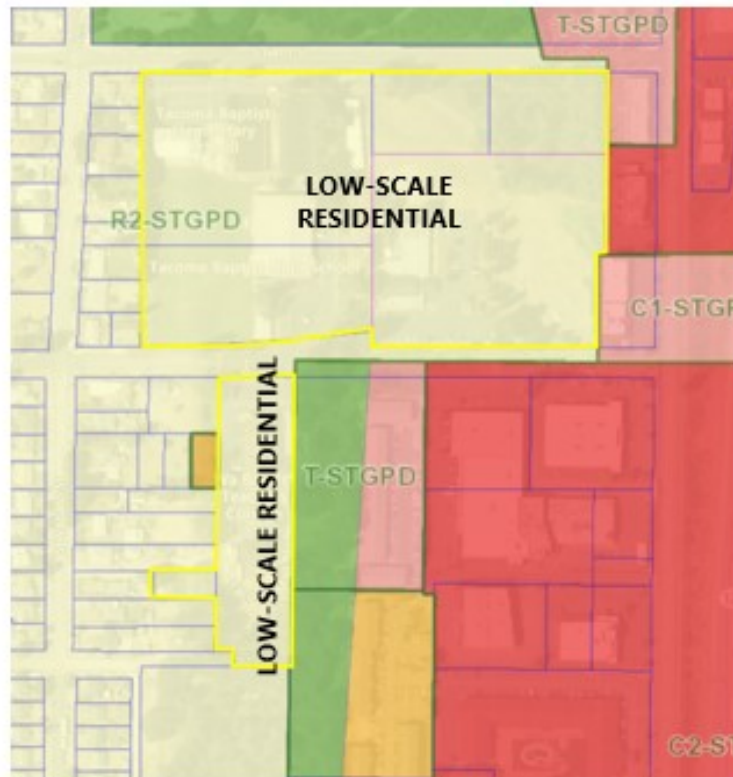


Figure 1: Project Parcels and Owner Identification

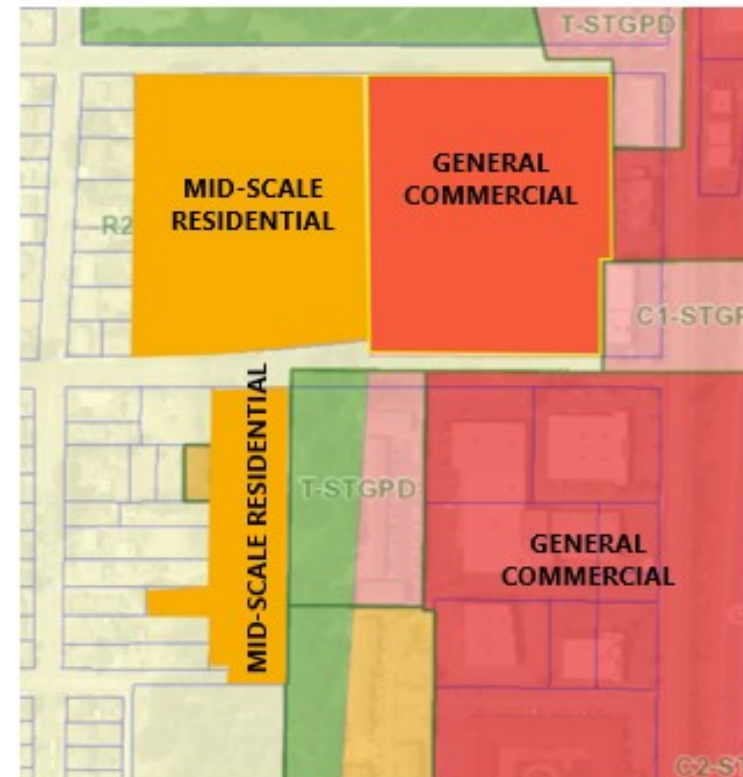


APPLICATION: SOUTH SOUND CHRISTIAN

Current Land Use Designation: **Low-Scale Residential**



Proposed Land Use Designations: **Mid-Scale Residential & General Commercial**



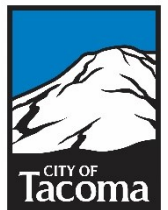
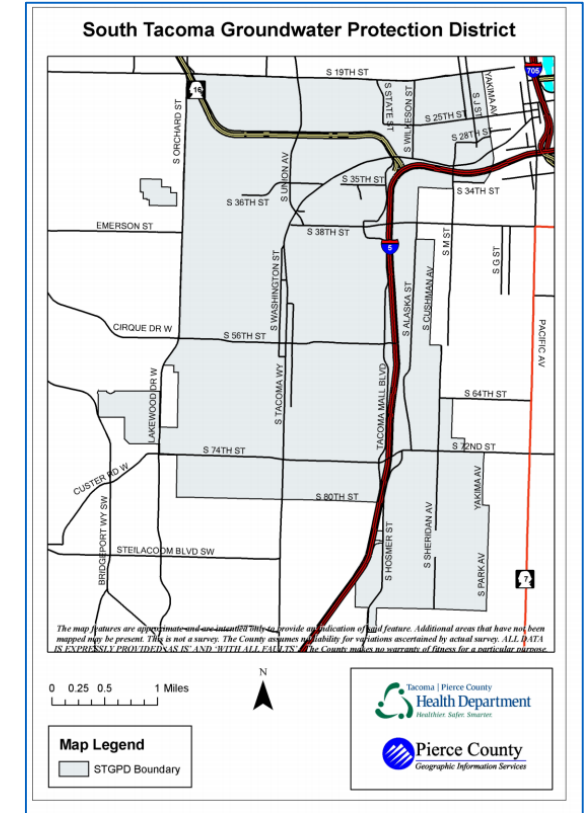
APPLICATION: WORK PLAN FOR STGPD CODE AMENDMENTS

Applicant: South Tacoma Neighborhood Council

Proposal: (1) Improve regulations to address environmental risks
(2) Transform the area into an “Economic Green Zone”

Study Approach:

- (1) Work Plan for STGPD Code Amendments
- (2) STGPD Code Amendments
- (3) Economic Green Zone Designation



APPLICATION: MINOR PLAN/CODE AMENDMENTS

#	Subject	Objective
1	Definition of Family	Maintain consistency with State law
2	Preliminary and Final Plats	Maintain consistency with State law; Clarify regulatory intent
3	Residential Landscaping Requirements	Clarify regulatory intent
4	Homeowners' Association Owned Open Space & Other Tracts	Maintain consistency with State law; Prevent undesired consequences
5	Reference to Definition Section	Provide clarity
6	Cultural Institutions and Public Benefit Use	Enhance code clarity and applicability
7	Efficiency Unit Parking Exemption	Provide clarity
8	Single-family detached dwellings – Small Lots (Level 2)	Provide clarity
9	Public Facility, Public Facility Site, Public Safety Facilities, & Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family and Townhouse Dwelling	Provide clarity
14	Sign Code Update	Maintain consistency with current laws
15	Manitou Annexation Area Land Use	Maintain consistency with Council ordinances

PLANNING COMMISSION PUBLIC HEARING

Notifications:

1. Notice Mailing:

- US Mails (36,300+); E-mails (900+)

2. News Media:

- Tacoma Daily Index (legal notice)
- The News Tribune (digital ad)
- Tacoma News Release
- Social Media

3. 60-day Notices and Consultation:

- State Department of Commerce
- Joint Base Lewis-McChord
- Puyallup Tribe of Indians

4. Informational Meeting: March 30, 2022

5. Website Update: www.cityoftacoma.org/2022Amendment

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

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.

For more information: planning@cityoftacoma.org • www.cityoftacoma.org/2022amendment

TO PROVIDE COMMENTS
Comments may be submitted on the proposals on or before April 6, 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

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 6, 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? • ต้องการข้อมูลภาษาไทยหรือไม่?

planning@cityoftacoma.org

PUBLIC HEARING

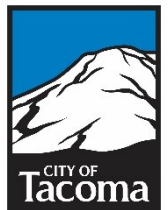
PLANNING AND DEVELOPMENT SERVICES
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 349
TACOMA, WA 98402

ECRWS
Postal Customer

PRESTO STANDARD
US POSTAGE PAID
TACOMA WA
PERMIT NO 2

PUBLIC HEARING

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



PLANNING COMMISSION PUBLIC HEARING

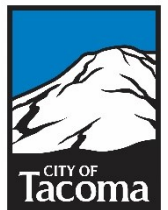
Procedures:

1. Staff Presentation
2. Call for Testimony (“Raise Hand” for each application):
 - a. NewCold Land Use Designation Change
 - b. South Sound Christian Schools Land Use Designation Change
 - c. Work Plan for STGPD Code Amendment
 - d. Minor Plan and Code Amendments
3. Public Hearing record closed; written comments due (see the insert: “To Provide Comments”)
4. For more information, please visit:
www.cityoftacoma.org/2022Amendment

TO PROVIDE COMMENTS

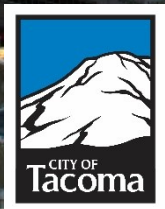
Comments may be submitted on the proposals on or before April 8, 2022 at 5:00 PM.

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



2022 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



PLANNING COMMISSION
PUBLIC HEARING

04.06.2022