



AGENDA

MEETING: Regular Meeting (Hybrid)
DATE/TIME: Wednesday, August 2, 2023, 5:00 p.m.
LOCATION: Council Chambers, 1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402
ZOOM INFO: Link: <https://www.zoom.us/j/88403846060>
Dial-in: +1 253 215 8782; ID: 884 0384 6060

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- April 19, 2023
- May 3, 2023

D. Public Comments

This is the time set aside for public comment on Discussion Items on this agenda that have not been the subject of a recent public hearing.

- Written comments must be submitted to Planning@cityoftacoma.org by 12:00 noon prior to the meeting. Comments will be compiled, sent to the Commission, and posted on the Commission's webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- To comment virtually, join the meeting using Zoom. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Discussion Items

1. Election of Interim Vice-Chair

- Description: Nominate candidates and elect an interim vice-chair of the Commission.
- Action: Nomination and Election.
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)

2. Joint Transit-Oriented Development (TOD) Task Force

- Description: Review a draft charter for the newly established TOD Task Force and consider appointing two Commissioners and one alternate to serve on the Task Force.
- Action: Review and Appoint.
- Staff Contact: Brian Boudet (BBoudet@cityoftacoma.org)



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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ព្រះការព័ត៌មានជាភាសាខ្មែរ?
Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.

3. Planning Commission Annual Report 2022-2023 and Work Program 2023-2025

- Description: Review and consider approving the draft Planning Commission Annual Report for 2022-2023 and Work Program for 2023-2025.
- Action: Review and Approval.
- Staff Contact: Brian Boudet (BBoudet@cityoftacoma.org)

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the August 16, 2023, meeting includes:
 - Historic District Moratorium
 - College Park Historic District Nomination
 - Public Hearing – Urban Design Review Program
 - Home in Tacoma – Phase 2
- (2) September 6, 2023 – Potential Cancellation
- (3) Agenda for the September 20, 2023, meeting includes:
 - Officer Elections
 - Home In Tacoma – Phase 2
 - Urban Design Review Program – Public Hearing Debrief
 - Pacific Avenue Corridor Plan (“Picture Pac Ave”)

H. Communication Items

- (1) **Status Reports by Commissioners** – Housing Equity Taskforce, Picture Pac Ave, and Facility Advisory Committee.
- (2) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting on August 9, 2023, has been canceled, and the next hybrid meeting is scheduled for Wednesday, August 23, 2023, at 4:30 p.m.; the agenda (tentatively) includes interviews for the Transportation Commission and a presentation on the Urban Design Review Program. (Held in Conf Rm 248 at 747 Market Street, Tacoma, WA 98402, or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650.)

I. Adjournment



MINUTES (draft)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, April 19, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Brett Santhuff, Anthony Steele

ABSENT: Andrew Strobel (Vice-Chair)

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Steele moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- November 16, 2022
- December 7, 2022
- January 4, 2023

Commissioner Krehbiel moved to approve the November 16, 2022; December 7, 2022; and January 4, 2023, meeting minutes as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that one written comment was received regarding the Home In Tacoma Project.

No individuals addressed the Planning Commission.

Public Comment ended at 5:02 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. 2023 Amendment Package Debriefing – “Mor Furniture”, “Delivery-Only Businesses”, “Commercial Zoning Code Update”, and “Minor Amendments”

Adam Nolan, Associate Planner, outlined the timeline and provided an overview of the testimony received at the public hearing and through April 7, 2023, air quality concerns, buffer considerations, and next steps regarding the “Mor Furniture Land Use Designation Change” application of the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code.

The Commission provided feedback and concerns regarding the designation change, potential traffic impacts, community needs, buffer opportunities and considerations, the current land use designation, air quality, zonal transitions, the future land use map, and opportunities for amendments on the package.

The Planning Commission experienced technical difficulties and recessed at 5:34 p.m. The Commission reconvened at 5:42 p.m.

Nolan outlined public comments and next steps concerning the “Delivery-Only Retail Business” application.

The Commission provided feedback regarding the analysis and key policy issues to better accommodate those businesses.

Wesley Rhodes, Senior Planner, outlined the public comments and next steps concerning the “Commercial Zoning Update Phase I” application.

Chair Karnes asked about maximum setbacks.

Nolan outlined the “Minor Plan and Code Amendments” application.

The Commission provided feedback on commission membership and home address signage.

Nolan reviewed the next steps for the 2023 Annual Amendment process.

2. Home In Tacoma Project – Phase 2

Brian Boudet, Planning Manager, provided a summary of the recent state legislature on housing issues, including House Bill 1110.

Elliott Barnett, Senior Planner, reviewed Track 1 – Zoning of the Home In Tacoma package, including zoning, areas not included, View Sensitive District (VSD) overlay, criteria for VSD designation, and initial analysis and direction.

Discussion ensued regarding a potential VSD expansion, height requirements, zoning major institutions and parks as low-scale, establishing a Passive Open Space Overlay District, and using “middle housing” terminology.

Barnett outlined Track 2 – Standards, noting open space/yards, parking, and trees/landscaping.

The commission provided input regarding a potential fee-in-lieu program, setbacks, removing residential buffers, shared open space, stormwater management, varying parking requirements across districts, reducing parking requirements per unit, parking exemptions, tree canopy goals, creative designs, transportation options, limitations to low-maintenance landscaping (hardscaping), soil standards, and emphasizing native trees.

Barnett presented Track 3 – Bonuses, including affordability and anti-displacement, existing affordability tools, overall guidance and objectives, mandatory versus voluntary programs, the Equity Index, and public benefits.

The commission provided input on what bonuses should be offered and what public benefits should be promoted through bonuses.

3. Draft Letter on Joint Transit Oriented Development Task Force with Transportation Commission

Commissioner Krehbiel moved to postpone the draft letter on a Joint Transit Oriented Development Task Force with the Transportation Commission to the next meeting. Commissioner Santhuff seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the May 3, 2023, meeting includes:

- 2023 Amendment Package Debriefing – “Electric Fences” & “Shipping Containers”

(2) Agenda for the May 17, 2023, meeting includes:

- Urban Design Review Program
- 2023 Amendment Package – Recommendation

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

I. Adjournment

The meeting was adjourned at 7:50 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*
http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



MINUTES (draft)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, May 3, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Andrew Strobel (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Anthony Steele

ABSENT: Brett Santhuff

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Strobel moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- January 18, 2023
- February 1, 2023

Vice-Chair Strobel moved to approve the January 18, and February 1, 2023, meeting minutes as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that two written comments were received regarding the “Mor Furniture” application of the 2023 Annual Amendment package.

No individuals addressed the Planning Commission.

Public Comment ended at 5:02 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

Atkinson noted a forcible system update has arisen and a system shutdown will likely occur during the meeting.

F. Discussion Items

1. 2023 Amendment Package Debriefing

Adam Nolan, Associate Planner, provided an overview of the “Mor Furniture Land Use Designation Change” application of the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including the timeline, public comment recap, status overview, a disclosure letter, the current and proposed land use designation, critical areas, buffer considerations, air quality, and next steps.

The Commission provided feedback and requested clarification on communication with the school district, the proposed use, designation change requests without future project plans, traffic impacts, parcel boundary, potential development under current zoning, access to the parcel, and community concerns.

The Planning Commission experience technical difficulties and recessed at 5:37 p.m. The Commission reconvened at 5:45 p.m.

Discussion continued regarding staff's recommendation, removing the parcel from the Parks and Recreation Facilities map, the traffic impact analysis, and air quality.

Jana Magoon, Land Use Manager, reviewed the home address signage change in the "Minor Plan and Code Amendments".

The Commission provided feedback on letter stoke on signage and removing the size requirement.

Magoon outlined the "Electric Fence" application, including the City Council's request, the public review document, the current district allowance, a summary of public comments, and staff response.

The Commission provided feedback and requested clarification on outdoor storage, compatibility with other parts of the Code, landscaping requirements, electric fence heights, the Olympia model, setback on areas adjacent to residential areas, voltage and amperage regulations, the ability for emergency services to disable fences, and uses in specific zones.

Magoon reviewed the "Shipping Containers" application, including the public review document, public comments, staff feedback, and next steps.

2. Draft Letter on Joint Transit Oriented Development Task Force with Transportation Commission

Brian Boudet, Planning Manager, presented the draft letter, including background on the Transit-Oriented Development Advisory Group (TODAG) and the City Manager's recommendation.

Chair Karnes provided additional information regarding TODAG's work.

Vice-Chair Strobel suggested amending the second paragraph that begins "As Chair of the Planning Commission" to be written from the Commission as a whole.

Commissioner Steele moved to approve the letter as amended and create a Transit Oriented Development Task Force in collaboration with the Transportation Commission. Vice-Chair Strobel seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the May 17, 2023, meeting includes:

- 2023 Amendment Package – Recommendation
- Urban Design Review
- Home In Tacoma Project – Phase 2

(2) Agenda for the June 7, 2023, meeting includes:

- To be determined

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Atkinson outlined upcoming Home In Tacoma open house engagement dates and locations.

I. Adjournment

The meeting was adjourned at 6:44 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Brian Boudet, Planning Manager, Planning Services Division
Subject: **Joint Transit-Oriented Development Task Force with Transportation Commission**
Memo Date: July 27, 2023
Meeting Date: August 2, 2023

Action Requested:

Appointment of Planning Commission members to the joint Planning Commission-Transportation Commission TOD Task Force.

Discussion:

Following initial discussions between the Chair of the Planning Commission and Co-Chairs of the Transportation Commission, PDS staff will present the outline of a draft charter for the newly established TOD Task Force and requests the Commission appointment of two members and one alternate to serve on the Task Force. The intent of the Task Force would be to enhance coordination between the two commissions, with a particular focus on the upcoming 2024 Comprehensive Plan periodic update and the associated Transportation Master Plan update.

Background:

The City Council created the Transit-Oriented Development Advisory Group (TODAG), a citizen-based advisory group, through the passage of Resolution No. 40303 on April 16, 2019, (and extended them via Resolution 40889), to help inform the design and development of significant transit projects throughout the City including the Dome District, one of the region's most transit-rich areas. The TODAG was sunset at the end of 2022. In response to Council request, the City Manager, on January 18, 2023, recommended the following regarding the "future of TODAG":

- Regarding citywide policy-level issues around transit-oriented development, the City should consider the creation of a joint subcommittee (or similar structure) of the Planning and Transportation Commissions to improve coordination and streamline review and input

On May 9, 2023, the City Council adopted Resolution No. 41195, establishing a "a joint task force of the Planning and Transportation Commissions to provide coordinated input on the overall design and integration of major, regional transportation projects in transit-oriented development areas and policy direction on transit-oriented development policies and plans, with a particular focus on the upcoming periodic update of the Comprehensive Plan, including the Transportation Master Plan."

Staff Contacts:

- Brian Boudet, bboudet@cityoftacoma.org
- c. Peter Huffman, Director





To: Planning Commission
From: Brian Boudet, Manager, Planning Services Division
Subject: **Planning Commission Annual Report for 2022-2023 and Work Program for 2023-2025**
Memo Date: July 28, 2023
Meeting Date: August 2, 2023

Action Requested:
Review and Approval.

Discussion:

At the next meeting on August 2, 2023, the Planning Commission will review and consider approving the draft Planning Commission Annual Report for 2022-2023 and Work Program for 2023-2025 (draft attached) that highlights the Commission's accomplishments between July 2022 and June 2023 and outlines planning projects to be carried out or initiated during the timeline of July 2023 through December 2025 or beyond.

Section 13.02.040.L of the Tacoma Municipal Code requires the Commission to "develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year."

In developing the work program portion of the attached report, staff has conducted early engagement and consultation as part of a mid-cycle work program check-in with the Commission in January 2023 and with the City Council's Infrastructure, Planning, and Sustainability (IPS) Committee in February 2023. Initial thoughts and suggestions provided by the Commission and the IPS Committee have been incorporated into the report.

Upon approval by the Commission, the report will be presented to the IPS Committee for its review and concurrence. The work program is subject to adjustments in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.

Staff Contacts:

- Brian Boudet, bboudet@cityoftacoma.org
- Steve Atkinson, satkinson@cityoftacoma.org

Attachment:

- Planning Commission Annual Report for 2022-2023 and Work Program for 2023-2025 (draft)

c. Peter Huffman, Director





Planning Commission Annual Report 2022-2023 and Work Program 2023-2025

(July 27, 2023 draft; subject to Planning Commission's review/approval)

This report, prepared pursuant to the Tacoma Municipal Code Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2022 and June 2023 and outlines the Commission's work program for the general timeline of July 2023 through December 2025.

Part I. Accomplishments 2022-2023

A. Major Projects Reviewed:

1. 2023 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code ("2023 Amendment") (www.cityoftacoma.org/2023amendment)

The Commission reviewed various applications included in the package during June 2022 through May 2023, conducted a public hearing in March 2023, and made its final recommendations to the City Council on May 17, 2023. The Council is currently reviewing the Commission's recommendations and is expected to make its final decision on the package in August 2023. The package includes the following applications:

- (1) **Mor Furniture Land Use Designation Change:** This proposal is to change the Land Use Designation for a 1.24-acre parcel located at 1824 S. 49th Street owned by Wesco Management, LLC from "Low Scale Residential" to "General Commercial." This would allow the applicant to apply for a future site rezone to develop the site as part of a Mor Furniture Outlet Store that would include four applicant-owned Commercial zoned parcels bordering directly to the north of the subject site along S. 48th Street. *(Not recommended for adoption)*
- (2) **Electric Fences:** This proposal would apply citywide in C-1 and C-2 Commercial Districts, as well as the CIX Industrial Mixed-Use District and the WR Warehouse Residential District. Local businesses, particularly ones that store vehicles or other equipment outside, are seeking ways to reduce theft and have posed electric fences as a solution. The draft code would permit electric fences with standards focused on safety and maintaining a pleasant pedestrian experience. *(Not recommended for adoption)*
- (3) **Shipping Containers:** This proposal would allow shipping containers to be used as an accessory structure in C-1 and C-2 Commercial Districts and on residentially zoned properties that are operating with an approved Conditional Use Permit (such as parks, schools, and churches). The placement of shipping containers would be subject to certain development standards and, depending on size, may require a building permit. The proposal would also broaden the potential use of shipping containers as a temporary structure. *(Recommended for adoption)*
- (4) **Delivery-Only Retail Businesses:** This proposal would apply citywide in zoning districts allowing for retail commercial uses. Staff proposes to address delivery-only food establishments as a commissary kitchen use, and add commissary kitchens as a subset of "Retail" uses in the Tacoma Municipal Code land use tables. This would mean that commissary kitchens are no longer an unlisted use and would be required to meet "Retail" use and development standards (parking, loading, etc.). Additional regulations would add size limitations for commissary kitchens in mixed-use districts and a requirement for an in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street. These measures would add clarity

around delivery-only retail use and standards in Tacoma Municipal Code. *(Recommended for adoption)*

- (5) **Commercial Zoning Update Phase I:** Neighborhood Commercial Design Standards: The commercial zoning update is a City-wide update to our commercial zoning code. Phase I, being implemented as part of the 2023 amendment package, is limited in scope to updates deemed appropriate prior to the expansion of the multi-family tax exemption (MFTE) program to neighborhood commercial nodes. Phase 2, as part of the 2024 Periodic Comprehensive Plan update, will further assess necessary code updates to commercial areas throughout the City. Phase I updates focus on clarifying the applicability of existing standards to more clearly articulate which standards apply to single- and mixed-use multi-family development in the City's commercial zoning districts (C-1, C-2, PDB, T). *(Recommended for adoption)*
- (6) **Minor Plan and Code Amendments:** Proposed by the Planning and Development Services Department, this application compiles 7 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. *(Recommended for adoption)*

2. South Tacoma Groundwater Protection District (STGPD) – Moratorium and Code Update

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985, approving the Work Plan for STGPD Code Amendments, as part of the 2022 Amendment. The Council also requested that “the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.” The Commission made its recommendations regarding the moratorium in August 2022. The Council adopted the moratorium in March 2023. Additionally, the Commission initiated the project to review the STGPD code provisions with discussion about the project context, background, related policy and environmental work, and the potential scope and schedule. The Commission is expected to make recommendations to Council on the STGPD code in 2024. (www.cityoftacoma.org/MoratoriumSTGPD)

3. Tidelands Subarea Plan and EIS

In recognition of the regional significance of the Tidelands, the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County have partnered to develop a Tidelands Subarea Plan and EIS that would establish a shared, long-term vision and a coordinated approach to addressing development, environmental review, land use, economy, public services and facilities, and transportation in the area. The Commission has received periodic updates since 2019 and will continue its review through 2023 and into early 2024. (www.cityoftacoma.org/TidelandsPlan)

4. Home in Tacoma Project – Phase 2

Home in Tacoma Phase 1, which was recommended by the Commission in May 2021 and adopted by the City Council in December 2021, set the stage for significant changes to Tacoma's housing growth strategy, policies and programs to increase housing supply, affordability and choice for current and future residents. The subsequent Home in Tacoma Phase 2 was launched in July 2021, and includes development of zoning, standards, infrastructure actions and other implementation programs. The Commission has been reviewing Phase 2 since August 2021, conducted a public scoping hearing in April 2022, and will continue its review through 2023. The Commission is expecting to finalize our recommendations to Council in January 2024. (www.cityoftacoma.org/homeintacoma)

5. Design Review Program

In early 2019, the City launched an effort to develop a comprehensive Design Review Program to enhance the quality of the built environment throughout the City. The work was put on hold in early 2021 due to staffing changes. New staff were hired in late 2021 and assigned to complete the design guidance documents, develop administrative procedures, prepare land use code amendments, and potentially establish a Design Review Board. The Commission reviewed the project throughout 2022

and 2023 and is expected to make recommendations to the City Council in the next few months. (www.cityoftacoma.org/UrbanDesign)

6. Neighborhood Planning Program

In response to a desire for more equitable delivery of services and to provide a grassroots response to neighborhoods' concerns, the City Council provided funding in 2021 for a pilot Neighborhood Planning Program (NPP) and permanent funding in the 2022-23 biennial budget. The goal of the NPP is to support neighborhood identity and vitality. The Council also identified McKinley Hill and Proctor as the first two neighborhoods representing different locations on the spectrum of neighborhood development between growth creation and growth management. The planning effort kicked off in McKinley in early 2022. The Commission provided its recommendations regarding the McKinley Hill Neighborhood Plan in February 2023, which Council adopted in March 2023. The Commission has also been involved in the Proctor Neighborhood Plan effort, which is still in the planning phase. (www.cityoftacoma.org/NeighborhoodPlanning)

7. Pacific Avenue Corridor Subarea Plan and EIS – “Picture Pac Ave”

In recognition of the significance of Pacific Avenue as Pierce County's first Bus-Rapid Transit (BRT) line, the City of Tacoma, Pierce Transit, and the State Department of Commerce have partnered to fund and develop a subarea plan and programmatic EIS for the 4.5-mile-long portion of Pacific Avenue between I-5 and S. 96th Street. The “Picture Pac Ave” subarea planning process will create a shared long-term vision and more coordinated approach to development, environmental review, and strategic capital investments along the corridor. The Commission began to review the project in June 2022 and will continue its review through 2023 and into 2024. (www.cityoftacoma.org/PicturePacAve)

8. College Park Historic Special Review District

The City received a petition in May 2021 to create a new local historic overlay zone in the "College Park" neighborhood that forms an inverted L shape bordering the north and east edges of the University of Puget Sound campus. The proposed area is already listed on the National Register of Historic Places as the College Park Historic District, designated in 2017. After a year-long review, the Landmarks Preservation Commission forwarded its recommendation to establish the College Park Historic Special Review District to the Planning Commission on April 13, 2022. The Planning Commission conducted a public hearing on June 1, 2022. After reviewing community input and further deliberations, the Commission completed its review and denied the proposed local historic district in November 2022. Since then, the proposal has been resubmitted. (www.cityoftacoma.org/CollegeParkHD)

9. Capital Facilities Program (CFP)

The Commission reviewed the proposed update to the 2023-2028 CFP in May 2022 and conducted a public hearing in June and made a recommendation to the City Council. The Commission also requested staff to improve project mapping and update the project prioritization criteria for future CFPs. The Commission, in December 2022, also received an update regarding the 2023-2028 CFP and projects that received funding in the 2023-24 Capital Budget.

(https://www.cityoftacoma.org/government/city_departments/office_of_management_and_budget/2023-2024_biennial_budget_development/)

10. Transit-Oriented Development Advisory Group (TODAG)

The TODAG was a broad-based advisory group established by the City Council in April 2019 (per Resolution No. 40303) to review and make recommendations on various projects impacting regional and local public transportation facilities in neighborhoods and business districts where there are significant TOD opportunities. The TODAG was tasked to review Sound Transit's Tacoma Dome Link Extension (TDLE), Pierce Transit's Bus Rapid Transit (BRT), and the City's Puyallup Avenue Design Project. Commissioners Karnes and actively participated in the TODAG, representing the Commission's interest. Commissioner Strobel also served on the group, but as a representative from the Puyallup Tribe of Indians. (www.cityoftacoma.org/TODAdvisoryGroup)

11. Bus Rapid Transit (BRT)

The Planning Commission has been, in coordination with the Transportation Commission, tracking and engaged in Pierce Transit's BRT planning, including the Pacific Avenue BRT project (Stream 1) and

the Stream System Expansion Study (SSES). This included providing recommendations in June 2022 and receiving a briefing in July 2022. (www.piercetransit.org/BRT)

12. Local Historic Districts – Potential Moratorium

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985, approving the Work Plan for STGPD Code Amendments, as part of the 2022 Amendment. The Council also requested that “the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.” The Commission made its recommendations regarding the moratorium in August 2022. The Council adopted the moratorium in March 2023. The Commission will be coordinating with the Landmarks Preservation Commission on review of the relative code and policies. (www.cityoftacoma.org/MoratoriumSTGPD)

13. 2024 Comprehensive Plan Update

The Commission initiated review for the state-mandated periodic update of the City’s Comprehensive Plan that is due in 2024. In January and March 2023 the Commission began discussions about the general timeline, phases, scope considerations and potential key projects and priorities. The project is expected to get into full swing in late 2023 and be a significant work item throughout 2024.

14. South Tacoma Groundwater Protection District (STGPD) – Code Update

In June 2023 the Commission On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985, approving the Work Plan for STGPD Code Amendments, as part of the 2022 Amendment. The Council also requested that “the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.” The Commission made its recommendations regarding the moratorium in August 2022. The Council adopted the moratorium in March 2023 (www.cityoftacoma.org/MoratoriumSTGPD)

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985, approving the Work Plan for STGPD Code Amendments, as part of the 2022 Amendment. The Council also requested that “the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.” The Commission made its recommendations regarding the moratorium in August 2022. The Council adopted the moratorium in March 2023 (www.cityoftacoma.org/MoratoriumSTGPD)

B. Meetings Conducted / Attended:

1. Commission Meetings:

The Commission held 23 regular meetings and canceled 1 meeting between July 2022 and June 2023. The Commission also held one special meeting in April 2023 to participate in safety training. The Commission also conducted the following public hearings:

- 6/1/22 – Proposed College Park Historic District
- 6/15/22 – 2023-2028 Capital Facilities Program
- 4/5/23 – 2023 Annual Amendment Package

2. Community Meetings:

Individual Commissioners have been actively involved in various community groups, meetings, open houses, and events, including but not limited to the following:

- Transit-Oriented Development Advisory Group (TODAG) meetings

- Design Review Project Advisory Group meetings
- Housing Equity Taskforce meetings (jointly with the Human Rights Commission)
- Home in Tacoma Project Informational Meetings
- Tideflats Subarea Planning Project Community Meetings
- 2023 Annual Amendment Informational Meeting (March 29, 2023)
- Historic Preservation Month 2023 – People Saving Places (May 2023)
- McKinley Hill Neighborhood Planning Program Events
- Proctor Neighborhood Planning Program Events
- South Tacoma Groundwater Protection District meetings

In addition, the Commission has initiated discussions about forming a joint task force with the Transportation Commission regarding transit-oriented development and to facilitate coordination between the two commissions on key projects, as Council requested in Resolution No. 41195 (adopted May 9, 2023). We expect that joint task force to be up and operational in the next few months.

C. Membership Status (July 2022 through June/July 2023):

Council District / Expertise Area	Commissioner	Appointment
District No. 1	Andrew Strobel / Jordan Rash	Commissioner Strobel served through June 2023 Commissioner Rash appointed in July 2023
District No. 2	Morgan Dorner	Commissioner Dorner appointed in January 2022
District No. 3	Brett Santhuff	Reappointed in January 2022
District No. 4	Alyssa Torrez / Sandesh Sadalge	Commissioner Torrez served through February 2023 Commissioner Sadalge appointed in July 2023
District No. 5	Robb Krehbiel	Commissioner Krehbiel appointed in January 2022
Development Community	Anthony Steele	Appointed in January 2022 Reappointed in July 2023
Environmental Community	Brett Marlo	Appointed in July 2022
Public Transportation	Christopher Karnes	Appointed in September 2019; Elected Vice-Chair in October 2021; Elected Chair in July 2022 Reappointed in July 2023
Architecture, Historic Preservation, and/or Urban Design	Matthew Martenson	Appointed in July 2022

Part II. Planning Commission Work Program for 2023-2025 (Attached)

Attached is the “Planning Commission Work Program for 2022-2024”, incorporated into the Planning Commission’s Annual Report for 2022-2023. The Work Program contains projects and planning activities

slated for completion or substantial progress during the general timeframe of July 2023 through December 2025. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Commission's review and recommendation authority. The Work Program is subject to adjustments in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.

DRAFT



Planning Commission Work Program (2023-2025) Planning Commission Recommendation *(July 27, 2022 draft; subject to Planning Commission’s review/approval)*

Expected Completion in 2023

- **2023 Annual Amendment Package:** *Expected Council Action August 2023*
 - Mor Furniture Land Use Designation and Areawide Rezone (private application)
 - Shipping Containers for Storage (Sub Res #40955, 5/10/22)
 - Electric Fences – Expanded Allowances (Sub Res #40955, 5/10/22)
 - Delivery-Only Businesses
 - Commercial Zoning Update – Phase 1 (includes items in Ord #28798))
 - Minor Plan and Code Amendments
- **Design Review Program** *Expected Commission Recommendation October 2023*
- **Proposed College Park Historic District (2.0)**
- **Proctor Neighborhood Plan**

Expected Work Program for 2024 *(preliminary)*

- **Neighborhood Planning Program – Proctor Neighborhood Plan**
- **South Tacoma Groundwater Protection District – Phase 2 (Code Update)**
- **Home In Tacoma Project – Phase 2:** zoning, standards, affordability, anti-displacement, infrastructure, and programmatic components (includes zoning-related items from ADU Accelerator discussion, evaluation of shipping containers for housing, etc.)
- **Tideflats Subarea Plan and EIS**
- **GMA 2024 Comprehensive Plan Periodic Update (potential key issues):**
 - **Plan Updates:**
 - Coordination/integration with Tacoma 2035 Strategic Plan update (CMO)
 - Growth Targets and Consistency with VISION 2050 (including new affordable housing targets)
 - Transportation Master Plan Update (PW)
 - Tribal Lands Coordination and Compatibility
 - 20 Minute Neighborhoods and Performance Measures
 - Economic Development Element (CEDD)
 - Mixed-Use Centers Policy Updates (including Core/Pedestrian Street review and height bonus program)
 - Commercial Zoning Policy Updates
 - Climate Action Plan Integration (including GHG Targets and Implementation Actions)
 - Watershed Plan Elements (ES)
 - Historic Preservation Plan Update and Integration (including policy/code review on local historic districts)

- Level of Service Standards and Priority Project Lists (multiple)
- Health, Equity and Anti-Racism Policy Updates (TPCHD, OEHR, Housing Equity Task Force, etc.)
- Downtown Subarea Plan integration (including street designation review)

Code Updates:

- Critical Areas Preservation Ordinance Update (including biodiversity corridors)
 - Mixed-Use Centers Code Updates
 - Commercial Zoning Update – Phase 2
- **Pacific Avenue Corridor Subarea Plan and EIS (“Picture Pac Ave”)**
 - **Design Review Program** (program launch)
 - **Neighborhood Planning Program – South Tacoma Neighborhood Plan**
 - **Cushman/Adams Substation Reuse Study** (in partnership with TPU)
 - **2025-2030 Capital Facilities Program (CFP)**
 - **Additional items from Home in Tacoma** (such as the Eastside View Sensitive District, commercial uses in mid-scale areas, and the Passive Open Space areas)

Expected Work Program for 2025 (very preliminary)

- **2025 Amendment Package** (including private applications)
- **Implementation of SB 5290 – Consolidating Local Permit Review Processes**
- **Further Implementation of HB 1110 – Middle Housing Bill**
- **South Tacoma Economic Green Zone – Subarea Plan** (pending budget consideration)
- **Home in Tacoma Project – Implementation and Refinement**
- **Design Review Program – Implementation and Refinement**
- **Neighborhood Planning Program – Implementation and Additional Planning Efforts** (pending budget consideration)

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Planning Commission/Transportation Commission TOD Task Force (per Council Resolution)
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, Transportation Commission, and Community Council)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g., impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma-TCC Link Extension, Sounder Station Access Improvements, etc.)
- Pierce Transit Long-Range Plan, Stream System Expansion Study (SSES) and Pacific Avenue BRT Project
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g., Historic TDR, integration of Historic Preservation Plan with *One Tacoma*)

Comprehensive Plan, historic districts process and standards, preservation incentive tools, educational programs, etc.)

- Subarea Plan Implementation (and potential review/updates) – North Downtown, South Downtown, Hilltop and Tacoma Mall Neighborhood
- Citizen Participation, Notification, Language Access and Public Outreach Enhancements
- Proactive Equity/Social Justice/Anti-Racism integration in policies and programs
- Schuster Corridor Trail
- Fossil Fuel Tracking and Council Reporting
- Urban Forestry Implementation (landscaping and planting guidelines, tree-preservation, open space, etc.)

Regional and Cross-Jurisdictional Issues

- Regional Transportation Issues, in coordination with the Transportation Commission (e.g., Tacoma LINK and Central LINK Light Rail Expansions, Pierce Transit Long-Range Plan and BRT Project)
- PSRC Regional Centers Framework Update, Vision 2050 implementation, GMA review
- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning
- Regional/Countywide Climate planning and coordination (Pierce County Climate Collaborative)

Emerging and Deferred Issues

- Health Impact Assessments (*in partnership with TPCHD*)
- Crime Prevention Through Environmental Design (CPTED) policy and code review (*potentially coming out of Crime Prevention Plan*)
- Corridor Plans, focused on TOD corridor planning, such as 19th Street, Portland Avenue, 6th Avenue, etc.
- Station-Area Planning, such as Portland Avenue/I-5 area and “Four Corners” at James Center/TCC Mixed-Use Center
- Mixed-Use Centers Implementation Programming, Action Strategies/Master Plans
- Parking Update - RPA, refinements along light rail, Mixed-Use Centers, design, etc.
- Potential Local Historic Districts, such as Stadium (*coordinated with LPC*)
- Urban Forestry Implementation - landscaping, tree-preservation, open space, etc. (*coordinated with Environmental Services*)
- Street Typology and Designation System Review
- Tribal Planning Coordination, including with their upcoming Comprehensive Plan
- Sign Code Update
- Pre-Annexation Planning – Browns Point/Dash Point, Parkland/Spanaway (*with Pierce County*)
- Self-Storage Code Amendments - zoning and standards
- Wildfire Adaptation and Mitigation (*from Sustainable Tacoma Commission*)
- Urban Heat Island review/considerations (*from Sustainable Tacoma Commission*)