



PRESENTATION(S)

Meeting on April 1, 2026

<u>Agenda Item(s)</u>	<u>Page</u>
1. Critical Areas Ordinance Update (PowerPoint slides for Discussion Item F1)	3 – 10
2. 2026 Annual Amendment – Debrief (PowerPoint slides for Discussion Item F2)	11 – 21



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Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.



Critical Areas Ordinance Update

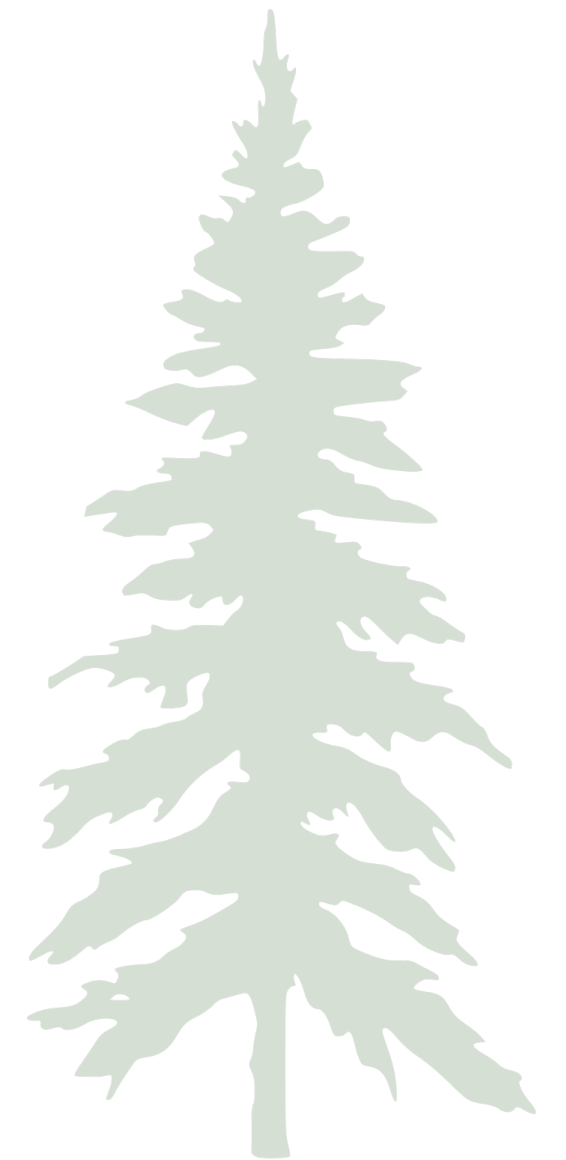
Presented by: **Robin Bolster-Grant, Land Use Division Manager**
Lisa Spadoni, Natural Resources Program Supervisor



Presentation Outline



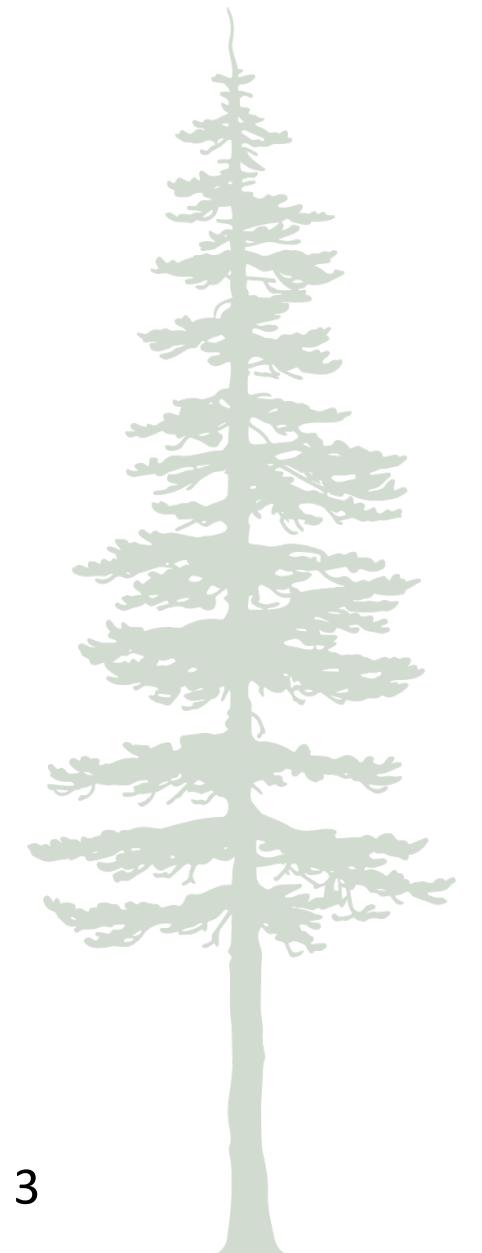
- Background
- Commission Questions and Staff Response
- Proposed Amendments
- Next Steps



Background



- Periodic update required by state law (RCW 36.70A.130)
- Goal: Ensure consistency with Best Available Science (BAS) and state guidance
- Public Hearing to review draft code held on August 20, 2025
- Review comments and code revisions
 - September 17, 2025
 - October 15, 2025
 - January 21, 2026
 - March 18, 2026



*See Attachment 3

Commission Questions /



- Consultation with Tribes other than Puyallup

- Flood and Geological Hazards
 - TMC 13.11.600-640 Flood Hazards
 - TMC 13.11-700-730 Geologically Hazardous Areas
 - Includes erosion, landslide, seismic, mine, volcanic, and tsunami hazard areas.
 - These areas are mapped on the City public tmap: <https://tmap.tacoma.gov/>

- CARA and High Impact Uses



Proposed Amendments



Recognition of Tribal rights and coordinated planning: Chair Krehbiel

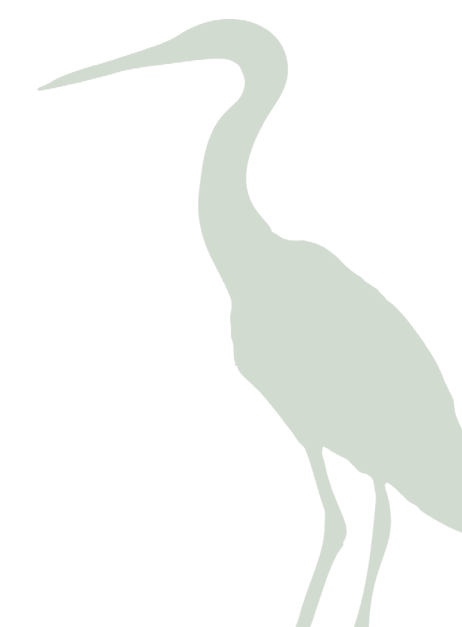
- Add language to the TMC 13.11.120 Intent

13.11.560.B for Exceptional Tree off-site mitigation: Chair Krehbiel

- Off-site Mitigation = 4:1

CAO and property acquisition: CM Rash

- Add language to TMC 13.11.120 Intent



Next Steps



Action	Date
Planning Commission: Recommendation	April 1, 2026
Communication and outreach	April - May
City Council Public Hearing	June 2026
City Council Final Read & Adoption	June 2026

Media and Communication Plan

- Social media posts, webpage updates, emails and phone calls to contacts on listserv and other interested parties, neighborhood councils, community organizations and agencies
- South Sound Sustainability Expo (May 2nd, UWT)
- PDS Code Amendment Open House (May 9th, 1-3pm Star Center)
- Individual meetings with Tribal fisheries staff and other interested Tribal members, environmental organizations, development community, and agencies
- Climate and Sustainability Commission (April 16th)
- Public information meeting prior to City Council Public Hearing





Questions? Amendment Ideas? Recommendation?

2026 Amendments

**TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE**



**Planning Commission
April 1, 2026**

PURPOSE

Review Public Comments and consider any potential amendments for Special Needs Housing and Legislative Amendments; consider final recommendation to the City Council.

2026 AMENDMENT APPLICATIONS

Application	Amendment Type	Objective	Commenters
2026-01 McKinley Annexation	Plan and Code; Land Use Designation and Zoning	Legislative Requirement	Hayes, Pierce County
2026-02 Special Needs Housing ★	Code Amendment	Legislative requirement	Corso Urwin
2026-03 Minor Amendments	Code Amendment	Maintain effectiveness, consistency	Port of Tacoma Urban Design Board
2026-05: Legislative Code Amendments ★ - Day care facilities - Binding site plans	Code Amendment	Legislative requirements	Corso Urwin

SPECIAL NEEDS HOUSING

Public Comments

1. The Special Needs Housing code amendment is being used to permit new detention/correctional facilities and other uses not related to special needs housing.
2. Recommend that the City coordinate with Tacoma Fire and service providers to pre-permit temporary shelters and support proactive communications on how to find shelter.

Staff Response

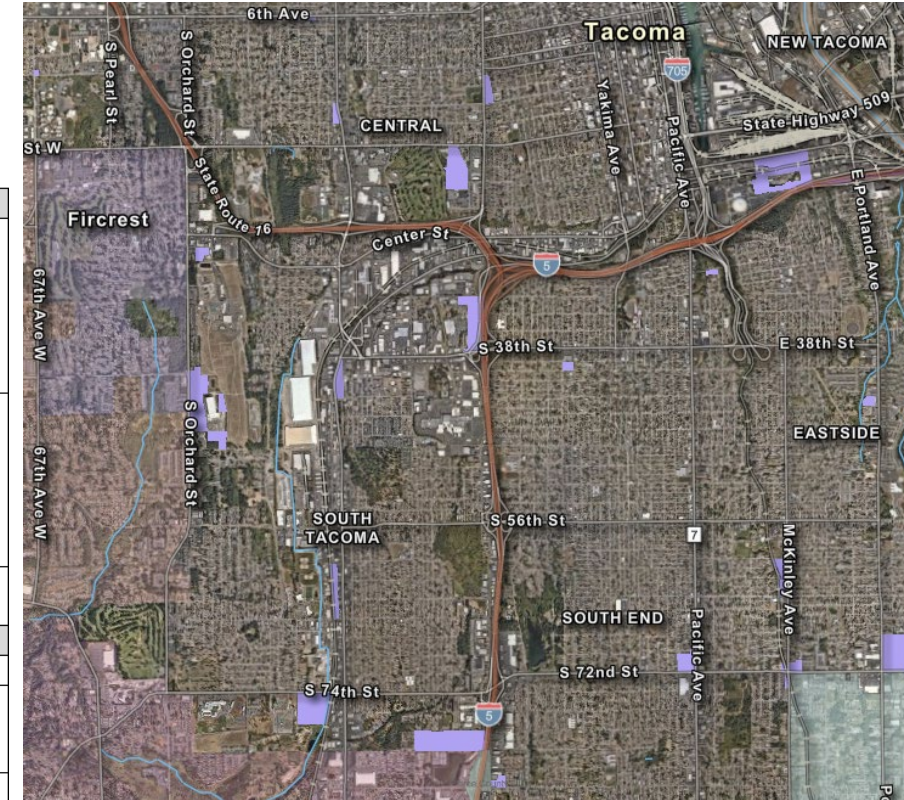
1. The uses cited in the comments are not proposed to be modified as part of the 2026 amendments. The commenter is expressing concerns about existing uses that are allowed in South Tacoma, not uses specifically part of this process.
2. While this falls outside the scope of the land use and zoning changes, staff agrees with concept of more proactive efforts to support sheltering.

SPECIAL NEEDS HOUSING¹⁵

- CLARIFYING NEW VS. EXISTING CODE

Uses	M-1	M-2	Additional Regulations
Special Needs Housing	P/N*	N	Requires state license. *Not permitted within the South Tacoma M/IC Overlay District

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Intermediate care facility	P/N*	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Residential care facility for youth	P/N*	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Residential chemical dependency treatment facility	P/N*	N	See Section 13.06.080.N. *Not permitted within the South Tacoma M/IC Overlay District.
Community and Civic Facilities			
Assembly facility	P	P	
Cemetery/ Internment services	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.05.010.A
Confidential shelter	P/N*	N	See Section 13.06.080.N. *Not permitted within the South Tacoma M/IC Overlay District.
Correctional facility	P	P	
Cultural institution	P/CU*	P/CU*	*Conditional use within the South Tacoma M/IC Overlay District unless an accessory use.
Detention facility*	CU	N	Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.130). A pre-application community meeting is required (see Section 13.05.010.A). This CU is only available in the M-1 zones in place as of January 1, 2018. The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone.



M1 Zoning Districts in City of Tacoma, not including South Tacoma MIC

SPECIAL NEEDS HOUSING

Staff requests that the Commission finalize the proposed Special Needs Housing exhibit for City Council consideration.

One proposed staff amendment: Public review draft left Temporary Shelter permit status blank in the M-1 and M-2.

- Option 1: Permit Temporary Shelters in the M-1 and prohibit in the M-2, consistent with Permanent Shelters.
- Option 2: Permit in both districts, consistent with Temporary Uses.

LEGISLATIVE CODE AMENDMENTS

- Day Care Facilities

Public Comments

1. Concerned that daycare facilities may be allowed in industrial areas, with impacts to health and safety.

Staff Response

- The proposal is in response to SB 5509 which requires that the City allow day care in all zoning districts.
- The current proposal prohibits daycare facilities in Heavy Industrial zones due to likely proximity of hazardous uses.
- Alternative: In the M-1, the Commission could consider a shift to CUP, which is allowed by state law.

LEGISLATIVE CODE AMENDMENTS

- Binding Site Plans

Public Comments

1. Concerned that binding site plans could result in development that visually blocks historic landmarks.
2. Concerned that expiration timeframe could result in incomplete projects.

Staff Response

1. The City currently does not regulate views of historic structures or landmarks.
2. Once a binding site plan is finalized, the map is recorded as a requirement for all future development activity on site.
3. Option: Maintain current 5-year expiration. Staff recommends. Expiration is for **final** binding site plan, not project construction.

LEGISLATIVE CODE AMENDMENTS

- Day Care Facilities and Binding Site Plans

Staff requests that the Commission finalize the proposed Legislative Code Amendments exhibit for City Council consideration.

2026 AMENDMENT SCHEDULE

Target Dates	Actions
April 28, 2026	Council Resolution setting a public hearing
May 19, 2026	City Council Study Session City Council Public Hearing
June 2, 2026	First Reading of Ordinance
March 6, 2026	Final Reading and Adoption

REQUEST FOR RECOMMENDATION

Staff requests that the Planning Commission consider a motion to forward the 2026 Amendment package to the City Council with a recommendation to approve as proposed by the Planning Commission.