



ORDINANCE NO. 28819

1 AN ORDINANCE relating to land use and zoning; amending the land use
2 designation for the NewCold three-acre site, located at 4601 South Orchard
3 Street, from a Light Industrial land use designation to a Heavy Industrial
4 land use designation, as recommended by the Planning Commission as part
of the 2022 Annual Amendment to the Comprehensive Plan and Land Use
Regulatory Code.

5 WHEREAS the 2022 Annual Amendment to the One Tacoma
6 Comprehensive Plan and Land Use Regulatory Code (“2022 Amendment”)
7 includes four applications: (1) a change to the land use designation on the
8 NewCold site; (2) changes to the land use designations on several parcels owned
9 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
10 (3) the work plan for Tacoma Municipal Code (“TMC”) amendments pertaining to
11 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
12 amendments, and
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14 WHEREAS NewCold Seattle, LLC (“NewCold”) has submitted an
15 application seeking to change the land use designation for the three-acre site
16 located at 4601 South Orchard Street in Tacoma, from Light Industrial to Heavy
17 Industrial, which would allow NewCold to request a future site rezone and apply for
18 permits for development on the subject site to expand its existing 140-foot tall cold
19 storage facility, and
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22 WHEREAS the Planning Commission (“Commission”) completed its review
23 of the 2022 Amendment through an extensive and inclusive public engagement
24 process, including a public hearing on April 6, 2022, and
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WHEREAS the Commission has forwarded to the City Council, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment (“Report”), along with a letter of recommendations, both dated May 4, 2022, incorporated herein by reference, and

WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the four applications, and

WHEREAS the Commission has recommended that the City Council adopt the proposed land use designation change for the NewCold site and acknowledge potential issues and concerns associated with future development of the subject site, as set forth in Exhibit “A,” attached hereto and incorporated herein, and

WHEREAS the Commission’s recommendations are consistent with the Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025, and the City’s health, equity and sustainability policy, and

WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations, as recommended by the Planning Commission, and

WHEREAS, in future site rezoning or permit processes for this site, the City Council requests that the City’s administration consider conducting a cumulative traffic impact study of the existing facility and any proposed expansion with an



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emphasis on multi-modal conflicts specifically assessing potential conflicts among trucks, bicycles, other non-motorized transportation and pedestrians, and

WHEREAS, on June 7, 2022, the City Council conducted a public hearing on all four applications for the 2022 Amendment; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That the land use designation for the NewCold three-acre site, located at 4601 South Orchard Street, is hereby amended from a Light Industrial land use designation to a Heavy Industrial land use designation, as recommended by the Planning Commission as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, as set forth in the attached Exhibit "A."

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney