

**EXHIBIT LIST**

**HEARING DATE:** July 7, 2016 – 9:00 a.m.

**FILE NUMBER & NAME:** REZ2015-40000261491, Cornered LLC

<b>EXHIBIT NUMBER</b>	<b>EXHIBIT DESCRIPTION</b>	<b>SUBMITTED BY</b>	<b>A</b>	<b>E</b>	<b>W</b>	<b>COMMENT</b>
EXH. 1	Staff report, prepared by PDS	Charla Kinlow, PDS				
EXH. 2	Site Plans & Photos of the Exterior	Charla Kinlow, PDS				
EXH. 3	Zoning Map	Charla Kinlow, PDS				
EXH. 4	Land Use Designation Map	Charla Kinlow, PDS				
EXH. 5	Applicant's Written Reclassification Request	Charla Kinlow, PDS				
EXH. 6	Applicant's Request to Reduce the Scope of the Proposal	Charla Kinlow, PDS				
EXH. 7	Applicant's Request to Revert Back to Original Project Scope	Charla Kinlow, PDS				
EXH. 8	Letters Received in Support of the Proposal	Charla Kinlow, PDS				
EXH. 9	Letters Received in Opposition of the Proposal	Charla Kinlow, PDS				
EXH. 10	Puget Creek Restoration Society Letter	Charla Kinlow, PDS				
EXH. 11	Building Permit Plans for the Existing Garage (BLD2013-40000212166)	Charla Kinlow, PDS				
EXH. 12	Building Permit Plans for the Existing House Demolition and New House Construction (CMB2013-40000212165)	Charla Kinlow, PDS				
EXH. 13	2008 Annual Amendment Application Number 2008-04 Staff Report	Charla Kinlow, PDS				
EXH. 14	Easement Number 1509347, dated August 12, 1948	Charla Kinlow, PDS				
EXH. 15	SEPA Determination of Non-Significance (DNS)	Charla Kinlow, PDS				
EXH. 16	E-mail from Jesse Angel, Tacoma Water	Charla Kinlow, PDS				
EXH. 17	E-mail from Jennifer Kammerzell, Traffic Engineering	Charla Kinlow, PDS				
EXH. 18	Memorandum from Corey Newton, Site Development Group	Charla Kinlow, PDS				
EXH. 19	E-mail from Mina Zarelli, Building Engineer	Charla Kinlow, PDS				
EXH. 20	Correspondence with Larry Dun, Source Control	Charla Kinlow, PDS				
EXH. 21	October 22 email from City to applicant	Charla Kinlow, PDS				

**KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

**CITY OF TACOMA  
PLANNING AND DEVELOPMENT SERVICES  
PRELIMINARY REPORT**

**HEARINGS EXAMINER HEARING**

**City Council Chambers  
July 7, 2016 – 9:00 a.m.**

**“Cornered LLC” Rezone  
File No: REZ2015-40000261491**

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**A. SUMMARY OF REQUEST**

A rezone of one parcel from the “R-4L” Low-Density Multiple Family Dwelling District to the “C-2” General Community Commercial District.

**B. GENERAL INFORMATION**

1. Applicant: Heather Curry, Cornered LLC, 3008 Magnolia Lane, Gig Harbor, WA 98335
2. Property Owner: Cornered LLC  
3008 Magnolia Lane  
Gig Harbor, WA 98335
3. Location: 7002 South Puget Sound Avenue, Parcel Number 4940002690
4. Project Size: 6,000 square-feet (0.14 acres)

**C. PROJECT DESCRIPTION**

The applicant is proposing a rezone of one parcel from the “R-4L” Low-Density Multiple Family Dwelling District to the “C-2” General Community Commercial District to allow for a commercial use on the site.

**D. EXHIBITS**

*Site Plans, Elevations, Miscellaneous*

- 1: Staff Report, Prepared by PDS
- 2: Site Plans & Photos of the Exterior
- 3: Zoning Map
- 4: Land Use Designation Map
- 5: Applicant’s Written Reclassification Request
- 6: Applicant’s Request to Reduce the Scope of the Proposal
- 7: Applicant’s Request to Revert Back to Original Project Scope
- 8: Letters Received in Support of the Proposal
- 9: Letters Received in Opposition of the Proposal
- 10: Puget Creek Restoration Society Letter
- 11: Building Permit Plans for the Existing Garage (BLD2013-40000212166)

- 12: Building Permit Plans for the Existing House Demolition and New House Construction (CMB2013-40000212165)
- 13: 2008 Annual Amendment Application Number 2008-04 Staff Report
- 14: Easement Number 1509347, dated August 12, 1948
- 15: SEPA Determination of Non-Significance (DNS)

*Internal Comments*

- 16: E-mail from Jesse Angel, Tacoma Water
- 17: E-mail from Jennifer Kammerzell, Traffic Engineering
- 18: Memorandum from Corey Newton, Site Development Group
- 19: E-mail from Mina Zarelli, Building Engineer
- 20: Correspondence with Larry Dun, Source Control

**E. ADDITIONAL INFORMATION**

1. Application History

The project application was determined complete on December 31, 2015. The applicant provided additional information about the proposal, including a site plan, photos<sup>1</sup>, and justification for the rezone request.<sup>2</sup>

The site is owned by a Limited Liability Company (LLC) by the name of Cornered LLC. The members of Cornered LLC include Heather and James Curry. Heather and James Curry are also owners of Parcels 4940002800, 4940002810, 4940002820, and 4940002830, which have frontage on South Tacoma Way. The four other parcels owned by Mr. and Ms. Curry are listed under the business name of “Motors Northwest” and operate as a vehicle sales business within the “C-2” Commercial District.

Early on in the permitting process, the applicant was advised that a full rezone of the entire parcel would likely not be considered consistent with the regulations and policies of the *Tacoma Municipal Code (TMC)* and *Comprehensive Plan*, and that a rezone of the eastern portion of the parcel was not needed by the applicant since the applicant did not propose development on the eastern side of the parcel, and since community gardens were allowed outright within the “R-4L” District. Additionally, if the applicant were to retain the eastern portion of the site as “R-4L,” and subsequently record a Boundary Line Adjustment (BLA) to modify the parcel in a way that would combine the new “C-2” area with the commercial parcel to the west, the City would be better able to address, buffer, and regulate the commercial activity on the west side of the site as an accessory use to the existing commercial use on the parcel to the west (Parcel 4940002800), which is also currently owned and operated by the applicants. Split-zoning and a subsequent BLA to retain the eastern portion of the site as “R-4L” could have also resulted in more of an assurance to the City and the community that the eastern portion of the site would not be proposed for commercial development in the future, and would be retained as a

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<sup>1</sup> The photos provided by the applicant were out of date and did not show existing paving or the community garden. Google street view photos more accurately reflect the current state of the site, and have been included as an exhibit.

<sup>2</sup> The applicant bears the burden of proof to demonstrate that the proposal is consistent with the criteria for the approval of commercial development found in Chapter 13.06 - Zoning, of the *TMC* and the criteria for the approval of rezone applications found in Section 13.06.650 of the *TMC*. The proponent of a rezone has the burden of showing that the reclassification bears a substantial relationship to the public health, safety, morals, or general welfare. See *Bassani v. County Commissioners*, 70 Wn. App. 389, 394, 853 P.2d 945 (1993) citing *Parkridge v. Seattle*, 89 Wn.2d 454, 153, P.2d 359 (1978); *Woodcrest Invs. Corp v. Skagit Cy.*, 39 Wn. App. 622, 694, P.2d 705 (1985). Under Washington law, a “strong showing” of change is not required and the rule is intended to be flexible and allow consideration of each case on its own facts. See *Bassani* at 394. A showing of changed circumstances is not required when a rezone is intended to implement an amendment to a comprehensive plan. See *SORE v. Snohomish Cy.*, 99 Wn.2d 363, 370, 662 P.2d 816 (1983).

residentially-zoned buffer area from the impacts of the commercial uses of the west on the residential areas to the east, as called for in the 2008 area-wide rezone report and within the *Comprehensive Plan*. Based on this preliminary analysis, the applicant submitted an email revising the scope of the proposal to limit the proposed rezone area to the west side of the parcel. The revised scope provided by the applicant at that time proposed that the area on which the existing building is located be rezoned, along with an additional 10 feet, which the applicant proposed to maintain as a landscaping buffer.

After further review staff analysis concluded that neither a full rezone of the site or a proposal to split-zone the site as described above was supported by the *Comprehensive Plan* or the community in-general.

On May 16, 2016, a legal representative for Mr. and Ms. Curry submitted a written request to amend the proposal back to its original form, to propose a rezone of the entire parcel. The additional fees for applying for the project amendment (additional notice fee and Environmental Review fee) were paid on May 18, 2016. No change to the site plan was made and there was no indication as to the specific need for a rezone of the entire property, as opposed to the previously proposed split-zone. The only previous indication regarding the need for the rezone of the entire parcel on the record is found in the February 6, 2016 email from the applicant (Exhibit 6) which states, "Although we do believe it would be a benefit for us to continue pressing forward to Re-Zone the entire Parcel C-2 simply for the additional value we a) understand the impact-on and genuine-concern of our surrounding residential community, b) have no intention to use the majority of the property in a Commercial manner and c) want to get this done through the path of least resistance."

## 2. Existing Site Conditions

The site is developed with a stand-alone accessory structure on the western portion of the parcel and a community garden on the eastern portion of the parcel. A line of existing vegetation (arborvitae) is planted separating the existing building from the community garden use.

The site is rectangular in shape and is a corner lot. The dimensions of the parcel in its entirety are approximately 50 feet by 120 feet. South 70<sup>th</sup> Street abuts the site on the north and South Puget Sound Avenue abuts the site on the east. The site currently has a paved parking area on the north and west. There is an existing access easement (Easement Number 1509347, dated August 4, 1948) that covers the westernmost 10 feet of the site. This easement functions as an alley and also extends onto adjacent parcels to the south. The site is accessed via this easement.

## 3. General Zoning and Surrounding Conditions:

The immediate area to the west of the site is zoned "C-2" General Community Commercial District. The immediate surrounding area to the north and south of the site is zoned "R-4L" Low-Density Multiple Family Dwelling District. The immediate area to the east of the site is zoned "R-2" Single-Family Dwelling District.

There is one site zoned "C-2" General Community Commercial District at the intersection of South 68<sup>th</sup> Street and South Puget Sound Avenue (6648 South Puget Sound Avenue). The site-specific rezoning of that site was approved in 2005 (Ordinance 27420, File Number 40000049712). It is noted that this rezone was approved prior to a *Comprehensive Plan* update which changed the designation of the area from "Medium" to "Multi-Family (Low Density)."

A zoning map labelling the areas identified above is included as an exhibit.

4. Regulatory History:

**2008 Area-Wide Rezone**

Prior to 2008 the subject site and parcels to the north and south were included in the “R-2” Single-Family Dwelling District.

In December 2008, based in part on staff’s recommendation for a denial of an area-wide rezone application for 11 parcels to the north of the site between South 68th Street and South 70th Street to “C-2” General Community Commercial District, a proactive rezoning action resulting in an ordinance was approved to change the zoning of multiple parcels along South Puget Sound Avenue, *including the subject site*, from the “R-2” Single-Family Dwelling District to the “R-4L” Low-Density Multiple Family Dwelling District (Ordinance 27772).

The intent of the originally proposed area-wide rezone to change the zoning from “R-2” to “C-2” was specifically to allow the expansion of existing auto-related commercial uses located along South Tacoma Way. The potential for noise and light pollution, as well as traffic issues, were cited as major issues with the application.

The application that was denied was considered to be inconsistent with the goals of the Growth Management Act (GMA) as it would threaten the existing housing stock and spread commercial uses further east into a predominately single-family residential neighborhood. The staff report states that the area-wide rezone process does not allow for site-specific analysis of particular projects and their impacts, and therefore could not necessarily be relied upon to enforce needed enhancements to address compatibility, regarding architectural details, setback, landscaping, etc. It was stated that approval of the amendment would likely contribute to the deterioration of a currently residential area.

In staff’s 2008 analysis and reasoning for the recommendation of denial of the 2008 area-wide rezone to “C-2” Commercial, subject properties were oriented to South Puget Sound Avenue; because of this orientation, staff indicated that approval would have resulted in a majority of future activity and access to commercial uses in the area being focused on South Puget Sound Avenue and adjacent to the single-family neighborhood, increasing maintenance costs. Staff contrasted the application of that time with the area several blocks to the north (presumably the “C-2” Commercial areas between South 60<sup>th</sup> Street and South 64<sup>th</sup> Street), where the commercial uses on South Tacoma Way cover the entire block, such that the back of the development faces South Puget Sound Avenue. In that instance, vehicular traffic is contained to South Tacoma Way, which is the preferable alternative to accessing from South Puget Sound Avenue. At that time staff indicated that the same configuration would not be possible for the 11 parcels between South 68th Street and South 70th Street “because an alley lies between South Tacoma Way and South Puget Sound Avenue, preventing development on the amendment area from being served by South Tacoma Way.”

The closing statements of the 2008 staff report recommending denial of the area-wide rezone to “C-2,” and recommending a City-initiated proactive rezone to “R-4L” specifically state, “It should be noted that this proactive rezoning (from “R-2” to “R-4L”) would not prevent future site-specific applications for rezones in these areas to commercial zones that could allow for auto-oriented or other businesses. However, through those site-specific rezones processes, the City would be better able to address the potentially

greater impacts from such uses on the residential areas to the east, as called for in the *Comprehensive Plan*.”

### **2013 Building Permit History for Site**

On November 1, 2013, two permits were simultaneously approved for this site. CMB2013-40000212165 was approved for the demolition of an existing structure at this site, and the construction of a new single-family dwelling.<sup>3</sup> BLD2013-40000212166 was approved for the construction of an accessory structure (garage) to serve the single-family structure. The existing house was demolished and the accessory structure built, but no new single-family structure was constructed, as permitted in CMB2013-40000212165. CMB2013-40000212165 was cancelled on April 10, 2015 due to inactivity.

### **2015 Code Enforcement Case**

Per land use regulations (*TMC* 13.06.100), within the residential zoning districts, detached accessory buildings cannot remain on a site where the main structure has been removed for more than one year after the removal of the main structure, unless a building permit for construction of a main structure is obtained within that year and substantial construction is completed in accordance with the plans for which the permit was authorized. In this case, the applicant failed to complete substantial construction on the main structure. A Code Enforcement Case regarding the land use violation was established in October 2015, Case Number 60000142260. For the Code Enforcement Case to be resolved, and for the applicant to be in compliance with land use regulations, the applicant will need to:

- Obtain approval of this rezone request, and comply with applicable conditions as determined by the Hearing Examiner; or
- Build a main dwelling on the area that is currently community garden space; or
- Remove the existing structure that was built under BLD2013-40000212166 and discontinue the associated commercial use.

It was also discovered, during review of the proposed rezone, that an oil-water separator was installed at the site without permits. If the rezone application is approved, the applicant will be required to obtain after-the-fact permitting for installation of the oil-water separator. If the rezone application is denied, the oil-water separator will likely need to be removed.

### ***Comprehensive Plan* Land Use Designation**

The City’s *Comprehensive Plan* designates the site as “Multi-Family (Low Density).” This designation was effective as of December 31, 2016. The *Comprehensive Plan* was recently revised in a major update, and areas of the City were re-designated to align with the *Comprehensive Plan* as part of that update. As part of the applicant’s justification, the applicant incorrectly identifies the site as being designated as “Medium Intensity.” The applicant submitted the application at the land use front desk on the same day that the new *Comprehensive Plan* policies went into effect. Even if the application would have

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<sup>3</sup> There is some conflicting information regarding this permit in the record. There are notes in the permitting software system that summarize the project as, “Demolish approx 924sf SFD to the foundation and construct new 1697sf two story SFD.” There are handwritten notes on the plan that summarize the project as, “New Detached Garage and Remodel to house, New 2nd story, redo 1st story” and “Restoration of frontage improvements existing required if damaged or defective for sidewalk. Ramps not triggered per Building official.” See Exhibit 12. Generally, construction of ADA ramps is associated with new construction.

been submitted a day prior to the update, “vested rights” do not apply in this situation<sup>4</sup>, when specifically discussing Comprehensive Plan policies, as “vesting” generally applies to development regulations only (not policy).<sup>5</sup>

5. Notification and Public Comments:

In accordance with the requirements of *TMC* 13.05.020 regarding notice of rezone applications, written notice of the application was mailed to all owners of property within 400 feet of the site, the appropriate neighborhood council and qualified neighborhood groups on January 14, 2016. In addition, a public notice sign was posted on the property.

A public hearing was convened on March 31, 2016. Prior to that hearing, however, on March 24<sup>th</sup>, the applicant notified staff and the Hearing Examiner’s office that of familial circumstances beyond the applicant’s control, and the Hearing Examiner’s office granted a continuance of the hearing on the date (March 31, 2016) of the hearing. The Hearing Examiner had determined that the rescheduled hearing should be held on June 2, 2016. The revised hearing date was announced at the March 31<sup>st</sup> hearing and members of the public wishing to testify on that date (March 31<sup>st</sup>) were allowed to testify.

As stated previously, on May 16, 2016, a legal representative for Mr. and Ms. Curry submitted a written request to amend the proposal back to its original form, to propose a rezone of the entire parcel. It was determined that an additional hearing notice would need to be distributed to the neighborhood and members of the community notifying them of the cancelled June 2<sup>nd</sup> Hearing and of the proposed amendment. It was also determined that a new SEPA Determination would be required, since the previous Determination only described the proposed project as encompassing the western 55 feet of the parcel. The additional fees for applying for the project amendment (additional notice fee and Environmental Review fee) were paid on May 18, 2016. An additional public notice was mailed on May 24, 2016 to all owners of property within 400 feet of the site, the appropriate neighborhood council, qualified neighborhood groups, and members of the public who had previously submitted comments and attended the first public hearing.

Public comments have been received, both in support of and in opposition to the proposal. Public comments received thus far have been included as an exhibit.

Public comments received in support of the proposal cited the following reasons:

- The proposed use would be consistent with other adjacent uses, including many along the west side of Puget Sound Avenue.
- The west side of Puget Sound Avenue has been transitioning from residential to C-2 zoning for many years.
- Many of the homes along the west side of South Puget Sound Avenue are non-owner occupied.
- The value of the properties on the west side of Puget Sound Avenue will be improved by the rezone and their attractiveness to investment will be enhanced by approval of the rezone.

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<sup>4</sup> The applicant was made aware of this legality prior to submitting, via email on October 22, 2015. Intake meetings are generally required for rezone applications, but since the application was technically complete on December 31, 2015, it was taken in at the front desk after a preliminary review by a Principal Planner.

<sup>5</sup> Vested rights apply only in the context of building permit applications (*RCW* 19.27.095), short subdivision and subdivision applications (*RCW* 58.17.033), and development agreements (*RCW* 36.70B.180). *Potala Village Kirkland, LLC, v. City of Kirkland*, 183 Wn. App. 191 (2014).

- The site-specific rezone process can allow for a more nuanced approach to allow for the proposed use while also protecting the neighborhood, as the zoning code has protections/requirements that would address any light and noise issues that would otherwise arise.
- The South Tacoma Community Garden will not be allowed to remain onsite with the existing accessory building<sup>6</sup> if the rezone application is not approved, and a dwelling unit is required to be built on the site. The South Tacoma Community Garden is one of the more successful gardens in Pierce County. Much of the produce from the garden is donated to the mobile food bank through FISH Food Bank. The members of the community garden host a number of community events and activities including yard-sales and potlucks. The owner of the parcel has played an active part in planning and providing for the garden and the employees that work at Motors Northwest have worked well with the members of the community garden.

Public comments received in opposition to the proposal cited the following reasons:

- Commercialization of the area will change the character of the community and set a precedent for other businesses.
- Commercialization of the area could negatively impact housing values of the surrounding residences and result in more businesses and traffic, which would result in light and noise impacts.
- The property at 6648 South Puget Sound that previously received approval of a rezone in 2005 (Ordinance 27420, File Number 4000049712), GT Auto Sales, is not compatible with the neighborhood, as lot is completely filled with business buildings and parking which has overflowed to all sides of the streets
- The proposal could result in cars backing out onto South Puget Sound Avenue, which would cause a traffic hazard.<sup>7</sup>
- Car-washing takes place in the paved area to the north of the building, and there are concerns regarding contaminated water.<sup>8</sup>
- The existing landscape buffer in the center of the site is not sufficient, as the trees are not yet tall enough. Some of the trees were dying last summer and one has died.<sup>9</sup>
- There is no lack of commercial space along South Tacoma Way which the applicant could use for this building.
- The proposal is not consistent with the new land use designation that was recently adopted as part of the *Comprehensive Plan*.

As part of the project review process, Planning and Development Services has provided notification of this project to various City outside governmental, and non-governmental

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<sup>6</sup> It is noted by staff that community gardens are allowed within the R-4L District, as a "Parks, Recreation, and Open Space" use, and therefore the community garden would be allowed to remain if the rezone is denied, but the commercial structure would need to be removed and the commercial use discontinued, or the existing structure would need to be used as an accessory structure, as previously permitted, and a main dwelling would be required to be built at the site.

<sup>7</sup> It is staff's general recommendation that the request to rezone this property be denied. If approved, however, recommended Condition 3.D addresses this concern, as it prohibits vehicular access via South Puget Sound Avenue. *TMC* 13.06.100 also requires access via the rear of a lot when available.

<sup>8</sup> It is staff's general recommendation that the request to rezone this property be denied. If approved, however, recommended Condition 2.B addresses this concern, by requiring that the applicant obtain a permit for the oil-water separator.

<sup>9</sup> It is staff's general recommendation that the request to rezone this property be denied. If approved, however, recommended Condition 1.A addresses this concern, by requiring a landscape plan as well as a landscape maintenance plan.



agencies<sup>10</sup>. Departmental comments and requirements regarding this proposal are included as exhibits to this staff report and, where appropriate, incorporated as recommended conditions of approval.

As part of the Conditions of Approval of the previously approved permit to build the single-family dwelling on the site, Site Development required off-site improvements of the access easement and driveway approach, as well as improvements to curb ramps at the intersection. Since the main structure was not built, the off-site improvements associated with the CMB (Combination Permit) were not installed either.<sup>11</sup>

## **F. ENVIRONMENTAL EVALUATION**

Pursuant to the State's SEPA Rules (WAC 197-11) and the City of Tacoma's Environmental Code (*TMC* 13.12), the Director of Planning & Development Services issued a Determination of Environmental Non-Significance (DNS) for the proposed project on June 15, 2016.<sup>12</sup> This determination was based on a review of the applicant's Environmental Checklist and other supporting information on file with Planning & Development Services. No appeals of this Determination have been filed.

## **G. APPLICABLE SECTIONS OF THE TACOMA MUNICIPAL CODE**

### **13.06.650 Application for rezone of property**

- B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:
1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.
  2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the comprehensive plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
  3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
  4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.
  5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

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<sup>10</sup> No comments were received from the outside governmental and non-governmental agencies on this proposal.

<sup>11</sup> It is staff's general recommendation that the request to rezone this property be denied. If approved, however, recommended Conditions 3.A. – 3.C requires off-site improvements.

<sup>12</sup> A previous DNS was issued on February 23, 2016 when the proposal was to rezone only a portion of the proposal. A new Determination was required when the application was amended to encompass the entire parcel.

### 13.06.100 Residential Districts

- A. District purposes. The specific purposes of the Residential Districts are to:
1. Implement the goals and policies of the City's Comprehensive Plan.
  2. Implement the Growth Management Act's goals and county-wide and multi-county planning policies.
  3. Provide a fair and equitable distribution of a variety of housing types and living areas throughout the City's neighborhoods.
  4. Protect and enhance established neighborhoods, and ensure that new development is in harmony with neighborhood scale and character.
  5. Provide for predictability in expectations for development projects.
  6. Allow for creative designs while ensuring desired community design objectives are met.
  7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.
  8. Allow for the enhancement of residential neighborhoods with parks, open space, schools, religious institutions and other uses as deemed compatible with the overall residential character.

B. Districts established.

7. R-4L Low-Density Multiple-Family Dwelling District. This district is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses.

C. Land use requirements.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.
3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table.

Uses	R-4-L
Dwelling, single-family detached	P
Dwelling, two-family	P
Dwelling, three-family	P
Dwelling, multiple-family	P
Dwelling, townhouse	P, Subject to additional requirements contained in Section 13.06.100.G.
Parks, recreation and open space	P
Vehicle rental and sales	N
Vehicle service and repair	N

D. Lot size and building envelope standards:

	R-4-L
Minimum Lot Area (in square feet, unless otherwise noted)	
Single-family detached dwellings – Standard Lots	5,000
Single-family detached dwellings – Small Lots (Level 1)	2,500
Two-family dwellings	4,250
Three-family dwellings	5,500
Multiple-family dwellings	6,000 sf, plus 1,500 sf for each unit in excess of four
Townhouse dwellings	1,500

F. Accessory building standards.

Accessory buildings permitted per Section 13.06.100.C.4, such as garages, sheds, common utility and laundry facilities, and business offices and recreational facilities for mobile home/trailer courts and multi-family uses, are subject to the following location and development standards:

4. Detached accessory buildings shall be located on the same lot or parcel on which the main building is situated. A detached accessory building may remain on a lot or parcel where no main building exists: (1) in the event the main structure on a lot is

damaged or for other reason, is required to be removed; or (2) if the property is subdivided in such a manner that the detached accessory building would be located on a separate building site. In either case, a building permit for construction of a main structure shall be required to be obtained within one year of removal or division of property and substantial construction completed in accordance with the plans for which the permit was authorized.

- H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Sections 13.06.500 and 13.06.600. These requirements apply to Section 13.06.100 by reference:

13.06.501 Building design standards.

13.06.502 Landscaping and buffering standards.

13.06.510 Off street parking and storage areas.

13.06.511 Transit support facilities.

13.06.512 Pedestrian and bicycle support standards.

13.06.520 Signs.

13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area).

### **13.06.200 Commercial Districts**

- A. District purposes. The specific purposes of the Commercial Districts are to:

1. Implement goals and policies of the City's Comprehensive Plan.
2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.
3. Create a variety of commercial settings matching scale and intensity of use to location.
4. Attract private investment in commercial and residential development.
5. Provide for predictability in the expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives.

- B. Districts established.

3. C-2 General Community Commercial District. This district is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. This classification is not appropriate inside Comprehensive Plan designated mixed-use centers or low-intensity areas.

- C. Land use requirements.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E. Certain street level use restrictions may apply; see Section 13.06.200.C.4 below.

3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table. (*Uses proposed for under this reclassification application.*)

Uses	C-2
Vehicle rental and sales	P
Vehicle service and repair	P

F. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Sections 13.06.500 and 13.06.600. These requirements apply to Section 13.06.200 by reference.

Refer to Section 13.06.500 for the following requirements in Section 13.06.200 districts:

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and buffering standards.
- 13.06.503 Residential transition standards.
- 13.06.510 Off street parking and storage areas.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.520 Signs.
- 13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)

**H. APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN**

The following goals and policies provide guidance and direction to achieve the overall intent of the *Comprehensive Plan*.

**Chapter 2 – Urban Form**

**GOAL UF–1 Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.**

Policy UF–1.1 Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth.

Policy UF–1.2 Implement Comprehensive Plan land use designations through zoning designations and target densities shown in Table 3, Comprehensive Plan Land Use Designations and Corresponding Zoning.

Policy UF–1.3 Promote the development of compact, complete and connected neighborhoods where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools and parks, that support a variety of transportation options, and which are characterized by a vibrant mix of commercial and residential uses within an easy walk of home.

Policy UF–1.4 Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma’s residential areas.

Policy UF–1.5 Strive for a built environment designed to provide a safe, healthful, and attractive environment for people of all ages and abilities.

Policy UF–1.10 Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.

a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations.

b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

The land use map identifies the subject site as within the Multi-Family (low density) designation. The corresponding zoning generally associated with this designation is the “R-3” Two-Family Dwelling District and the “R-4L” Low-Density Multiple-Family Dwelling District.

The *Comprehensive Plan* provides the following description of the Multi-Family (low density) area:

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

**Goal UF–2 Focus growth in a citywide network of centers that provide healthy, equitable and sustainable access to services and housing and preserve the city’s character and sense of place.**

Policy UF–13.42 Preserve, enhance, and connect the area’s network of habitat areas and corridors, streams, parks, and tree canopy.

Policy UF–13.45 Seek opportunities to expand access to smaller neighborhood parks and/or community gardens to create smaller neighborhood gathering places and focal points.

Policy UF–13.47 Preserve, enhance, and connect the area’s network of habitat areas and corridors, streams, parks, and tree canopy.

Policy UF–13.49 Promote Portland Avenue as a patterned corridor that provides housing options and commercial services in proximity to parks, recreation and transit.

### **Chapter 3 – Design and Development**

**GOAL DD–4 Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.**

Policy DD–4.1 Preserve and enhance the quality, character and function of Tacoma’s residential neighborhoods.

Policy DD–4.10 Utilize landscaping elements to improve the livability of residential developments, block unwanted views, enhance environmental conditions, provide compatibility with existing and/or desired character of the area, and upgrade the overall visual appearance of the development.

**GOAL DD–9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.**

Policy DD–9.1 Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.

Policy DD–9.4 Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.

Policy DD–9.7 Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality and noise impacts to building users and residents, particularly in areas near freeways, high traffic streets, and other sources of air pollution.

## I. **PROJECT ANALYSIS**

### **Consistency with TMC 13.06.200 – “C-2” District Zoning Regulations:**

The proposed commercial use is a permitted use in the “C-2” District when the parcel meets landscaping and design requirements. If approved, the applicant will be required to submit additional information to demonstrate that the project will meet or exceed all of the landscaping and design standards that are applicable under the “C-2” General Commercial District requirements.<sup>13</sup>

A couple of items have been noted regarding the landscape buffer requirements that would likely be challenging for the applicant, and may result in a request for a variance and/or deviation from strict Code requirements.

- Per *TMC 13.06.502*, where a more intensive district is located across the street or alley from an R-District property, a continuous planting area that has a minimum width of 7 feet shall be provided on the property, across from the R-District. In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring vegetated fence or wall. The applicant has identified that there is an oil-water separator that is located in between the building and the sidewalk along South 70<sup>th</sup> Street, and that providing a planting buffer or perimeter strip on the north side of the property would not be feasible. Approval of a landscaping variance may be required if no planting strip or buffer is to be provided.
- Per *TMC 13.06.502*, where a more intensive district is located across the street or alley from an R-District property, a continuous planting area that has a minimum width of 7 feet shall be provided on the property, across from the R-District. If approved, the applicant would be required to provide the required landscape buffer along the property line abutting South Puget South Avenue. The applicant’s current row of arborvitae in the center of the site could not be counted as a landscape buffer.

### **Consistency with TMC 13.06.650.B – Reclassification Criteria:**

As detailed in *TMC 13.06.650*, applications for reclassifications may be approved if the proposal is found to be consistent with the stated decision criteria. Staff has reviewed this project against these criteria. Staff’s review is set forth below.

1. *That the change of zoning classification is generally consistent with the applicable land use intensity designation<sup>14</sup> of the property, policies, and other pertinent provisions of the Comprehensive Plan.*

As mentioned by the Neighborhood Council, Multi-Family (low density) Areas are not generally appropriate for commercial development. The east side of Puget Sound is intended to be a residential side of the street which also acts as a transition between the single-family designation to the east and the greater density and higher intensity uses that can be found in the commercial designation to the west. Multi-Family (low density) Areas are more transit-supportive than the Single Family Residential areas and are generally located along transit routes and within walking distance of transit station areas.

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<sup>13</sup> Or obtain approval of applicable variances/deviations.

<sup>14</sup> Within the *Comprehensive Plan*, land use intensities have been replaced with land use designations.



The applicant has proposed to rezone the entire site from the “R-4L” District to the “C-2” District. The applicant has not provided plans that show any intent to develop the easterly portion of the site. However, the applicant’s submittal also did not include any specific plans to retain the community garden, nor did the applicant show the community garden on any submitted site plans or photos. Since community gardens are allowed outright within the “R-4L” District, there was no need for the applicant to rezone the entire parcel and therefore the applicant had agreed to limit the scope of the proposal to rezoning only the westerly 55 feet of the parcel.

The applicant has not stated the full intent of the amendment to change the proposal back to its original scope, but it is staff’s concern that doing so would set a precedent to allow for a future rezone modification to fully develop the site consistent with commercial uses, which would eliminate in its entirety any buffer between the commercial uses to the west of the site and the single-family uses in the “R-2” District to the east of the site. Approval of this request would be inconsistent with the applicable *Comprehensive Plan* land use designation and policies.

2. *That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.*

There have not been any substantial changes in conditions have occurred affecting the use and development of the property.

Previous correspondence with the applicant and the previous staff report included a recommended condition, if approved, which would have required the applicant to execute a Boundary Line Adjustment (BLA) to combine the western portion of the site that was proposed to be rezoned with the existing commercial parcel to the west and to make the remaining “R-4L” portion of the site its own separate parcel. Doing so would have helped to ensure that the proposed commercial use would be accessory to the use to the west of the site, which would have mitigated some of the impacts generally associated with commercial uses (e.g. traffic related to customer entrances).

Retaining the easterly portion as “R-4L” would have allowed for either the existing community garden at the site to remain or for one or more dwelling units to be built on the easterly parcel; either use would have served the purpose of retaining a certain buffer between the commercial use to the west of the site and the single-family uses to the east.

The applicant has not stated the full intent of the amendment to change the proposal back to its original scope, other than “simply for the additional value” as stated by the applicant in email correspondence; it is staff’s concern that approval of such a rezone request, without any requirement for a BLA to tie the site to the property to the west, would allow for an entirely new commercial business to be located at the site, unrelated to the existing vehicle sales business to the west. The new commercial business would likely result in additional impacts associated with an entirely separate/new customer base. The applicant’s request to change the proposal back to its original scope (rezone of the entire parcel) results in an application that is more inconsistent than with the existing conditions of the neighborhood than the split-zoning previously proposed.

3. *That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.*

The district establishment statement for the “C-2” General Community Commercial District specifically indicates that the district is intended “to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate.”

The district establishment statement specifically states, “This classification is not appropriate inside Comprehensive Plan designated mixed-use centers or low-intensity areas.” The Comprehensive Plan designation for the site is Multi-Family (low density). As stated above, in the “*Regulatory History*” Subsection of the “*ADDITIONAL INFORMATION*” Section of this report, the *Comprehensive Plan* was recently revised in a major update, and areas of the City were re-designated to align with the Comprehensive Plan as part of that update. Prior to the applicant’s submittal, the *Comprehensive Plan* had included “Development Intensities” of “High Intensity”, “Medium Intensity”, and “Low Intensity.” The *Growth Strategy and Development Concept Element* of the *Comprehensive Plan*, which has since been eliminated in the revised version of the *Comprehensive Plan* stated, “Low intensity development is predominately single-family residential development, but can include duplexes, triplexes, and small-scale multifamily development.” The subject site was not designated as a “Low Intensity” area under the previous *Comprehensive Plan*, but was instead designated as “Medium Intensity.” The *Growth Strategy and Development Concept Element* of the *Comprehensive Plan* stated, “Commercial or industrial activity of community-wide significance and medium density residential development are examples of medium intensity development.” This is significant because, since the recent update of the *Comprehensive Plan*, there has not been an update to the district establishment statement for the “C-2” General Community Commercial District included in *TMC 13.06.200*, which seems to reference the specific “intensity” language from the *Comprehensive Plan*.

Although the district establishment statement for the “C-2” General Community Commercial District included in *TMC 13.06.200* has not been updated to reflect the current language of the *Comprehensive Plan*, it is the intent of the *Comprehensive Plan* to locate “C-2” Districts within areas that are designated as “General Commercial.” As stated, the site is currently designated as “Multi-Family (low density),” which generally supports only “R-3” and “R-4L” zoning designations.

The specific purposes of the Commercial Districts are to:

1. Implement goals and policies of the City’s Comprehensive Plan.

The proposal is not specifically consistent with all of the “Urban Form” goals and policies as set forth in the *Comprehensive Plan* and included in the “*APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN*” Section of this report.

2. Implement Growth Management Act (GMA) goals, county wide, and multi county planning policies.

Previous denial of an area-wide rezone to “C-2” in the area cited inconsistency with the GMA as part of the reason for denial. Staff agrees with the previous assessment and finds that the proposal will not implement any GMA goals or planning policies. Staff also agrees with the neighborhood’s

assertion that there is no lack of commercial space along South Tacoma Way which the applicant could use for this building. (See public comment letter from South Tacoma Neighborhood Council, dated February 17, 2016, included as an Exhibit)

3. Create a variety of commercial settings matching scale and intensity of use to location.

The proposed use does not match the scale and intensity of the single-family uses to the east. The applicant has amended the application to further amplify this inconsistency from what was previously proposed. Further, if the entire site is approved for a rezone to the "C-2" District, it is staff's concern that an expectation by the current or future property owners will be set to allow a future major modification of the rezone to further develop the site for commercial purposes and intensify inconsistencies between the proposed commercial use and the adjacent residential uses.

4. Attract private investment in commercial and residential development.

It is unknown what impacts the proposal would have on future private investment in commercial and residential development. Public comments from nearby residential property owners reference a concern, however, regarding the effect of the proposal on residential property values. (See Exhibit 9)

5. Provide for predictability in the expectations for development projects.

If approved, the project would result in an increase of applicable design standards for the site, as it would be required to be brought up to "C-2" Commercial District standards for design and landscaping. As stated above in Section I, "PROJECT ANALYSIS – Consistency with TMC 13.06.200 – "C-2" District Zoning Regulations" there are existing constraints that may make compliance with the "C-2" Commercial District standards for design and landscaping, and the applicant would likely be requesting a deviation from these requirements in the future if the rezone application is approved.

There are numerous comments from neighbors indicating that approval of the rezone could also result in a precedent for approval of other site-specific rezones in the area, which could reduce predictability in the expectations for development projects on a neighborhood-basis.

It is also staff's concern that approval of a rezone for the entire site will result in an expectation that future commercial development will be allowed on the easterly portion of the site as well, which would result in greater incompatibility with the *Comprehensive Plan* policies and with the character of the single-family neighborhood to the east.

6. Allow for creative designs while ensuring desired community design objectives.

No information has been provided by the applicant that would be perceived as a creative design to ensure desired community design objectives.

4. *That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide*

*rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.*

Records indicate that there have not been any area-wide rezone actions taken by the City Council in the past two years affecting this property.

The 2008 area-wide rezone proposal to change the zoning to the north of the site, between South 68th Street and South 70th Street, from “R-2” Single-Family Dwelling District to “C-2” General Community Commercial District was ultimately denied. Based in part on staff’s assessment of the denied area-wide rezone application at that time, a proactive rezoning action was approved to change the zoning of the parcels included in the scope of the original 2008 application, and including the subject site of the current application, to the “R-4L” Low-Density Multiple Family Dwelling District.

The current “R-4L” zoning of the site is consistent with the City’s recently adopted updates to the *Comprehensive Plan*, which currently designates the site as “Multi-Family (low density)” and no area-wide rezone action is anticipated to affect this parcel within the foreseeable future.

5. *That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.*

No information has been submitted by the applicant as part of the proposal that bears a substantial relationship to the public health, safety, moral, or general welfare. The applicant has indicated that the current use of the eastern side of the site is a community garden, but currently proposes that the community garden area be rezoned to the “C-2” Commercial District as well. The applicant has not indicated a specific reason for this amendment to the application. Staff notes that community gardens are allowed outright within the “R-4L” District.

## **J. STAFF RECOMMENDATION**

Based on the proposal’s inconsistency with the Comprehensive Plan’s Urban Form Goals and Policies, as well as the concerns voiced by the Neighborhood Group and individual neighbors regarding the projects impacts on nearby residences, as well as staff’s concern about long-term impacts of approval of this request, including inconsistency with the GMA as stated above, staff does not recommend approval of this rezone request.

## **K. RECOMMENDED CONDITIONS OF APPROVAL**

Should the Examiner choose to approve this request regardless of staff’s recommendation, the comments below address minimum requirements intended to make the currently existing illegal structure and commercial use more compatible with general City standards:

### **1. LAND USE:**

- A. The existing building and site shall be brought up to current landscaping and design standards applicable within the “C-2” District for commercial structures.

Specifically, building design upgrades will include compliance with the blank wall limitation found in *TMC* 13.06.501. Unscreened, flat, blank walls on the first story more than 25 feet in width are prohibited facing a public street and/or highway right-of-way, residential zone, or customer parking lot. These walls shall use modulation, windows, openings, landscaping, or architectural relief such as visibly different

textured material to achieve the required visual break. The visual break shall be at least 1 foot in width. The current building's north and east elevations do not meet this requirement.

Landscaping work will include providing a 7-foot landscape buffer along the east property line consistent with regulations found in *TMC* 13.06.502. The applicant will also need to either install landscaping on the north side of the site to meet perimeter strip/buffer requirements or obtain approval of a variance for relief from that standard.

Since the site is required to provide 500 square feet or more of landscaping, a landscaping plan and landscaping management plan would be required demonstrating compliance with the installation, plant material, area and location, and maintenance requirements of *TMC* Section 13.06.502. Landscape Plans and Landscape Management Plans, when required, shall be prepared by a Registered Landscape Architect, Certified Landscape Technician, or Certified Professional Horticulturalist, unless otherwise approved by the City.

- Landscape Plans must be drawn to scale and show all of the following:
- Plant species names (common and scientific);
- Plant stock sizes, condition, and quantity;
- Installation location of plant materials;
- Existing and proposed utilities;
- Existing and proposed bus stops (as applicable);
- Existing trees planned to be retained;
- Finished grade; and,
- Required irrigation systems (if applicable).

Landscape Management Plans shall address the following:

- Entity responsible for maintenance of the landscape during the establishment period (3 years following planting); and
- A schedule of maintenance activities, including, but not limited to, pruning, watering, fertilization, and inspection and replacement of dead and/or damaged plant materials.

## **2. STORM AND SANITARY SEWERS:**

- A. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, *Tacoma Municipal Code* and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.
- B. Oil-water separator specifications and connection shall be reviewed by City of Tacoma Source Control and required permitting shall be obtained. Permits for the oil water separator shall be obtained prior to any auto-related commercial use occurring within the building.
- C. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.

## **3. STREETS, DRIVEWAY AND SIDEWALKS:**

- A. The easement area serving as an alley adjacent to the parcel shall be paved in accordance with City of Tacoma standards.

- B. A new alley approach shall be constructed at the entrance to the easement serving as an alley, in accordance with City of Tacoma standards.
- C. At the intersection of S Puget Sound Ave and S 70<sup>th</sup> St, curb ramps shall be constructed meeting Public Right Of Way Accessible Guide-lines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- D. A Work Order will be required for these improvements. To initiate a work order, contact Site Development at (253) 591-5760. The applicant shall apply for the work order within six months of the effective date of the rezone approval, and shall follow the time requirements of that process for installing the improvements.
- E. Vehicular access from Puget Sound Ave shall not be allowed, as it is an arterial, bike corridor, and the driveway would be too close to the intersection. A single additional driveway could be allowed on South 70th Street provided that it meets *TMC* 10.14, which may include restricting access to right-in/right-out only and must be located as far from the intersection as possible.

**4. BUILDINGS:**

- A. The existing building on site was permitted as a residential accessory structure. The use of this building for commercial purposes will require a change of use permit in order to conform to the current adopted edition of the International Residential Code, other applicable codes, state amendments, and City of Tacoma ordinances. It is likely that the building occupancy will need to be changed to "S-1", but if hot work activities will occur (e.g. welding); the building may need to be considered as an "H" occupancy. Permits for the change of use shall be obtained prior to any commercial use occurring within the building.

**5. PROTECTION OF ADJACENT PROPERTIES:**

- A. With the development of the project, the proponent shall be responsible for adverse impacts to other property abutting the project. The project shall be designed to mitigate impacts including, but not limited to, discontinuities in grade, abrupt meet lines, access to driveways and garages, and drainage problems. Slopes shall be constructed with cuts no steeper than 1-1/2:1, and fills no steeper than 2:1, except where more restrictive criteria is stipulated by the soils engineer. When encroaching on private property, the project engineer shall be responsible to obtain a construction permit from the property owner. The design shall be such that adverse impacts are limited as much as possible. When they do occur, the project engineer shall address them.

**6. TACOMA WATER:**

- A. *TMC* 12.10.045 requires a separate water service and meter for each parcel.
- B. There is an existing water service that serves the parcel. This service can be used for water service as long as all Tacoma Water policies regarding service are met.
- C. If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.
- D. If new water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New

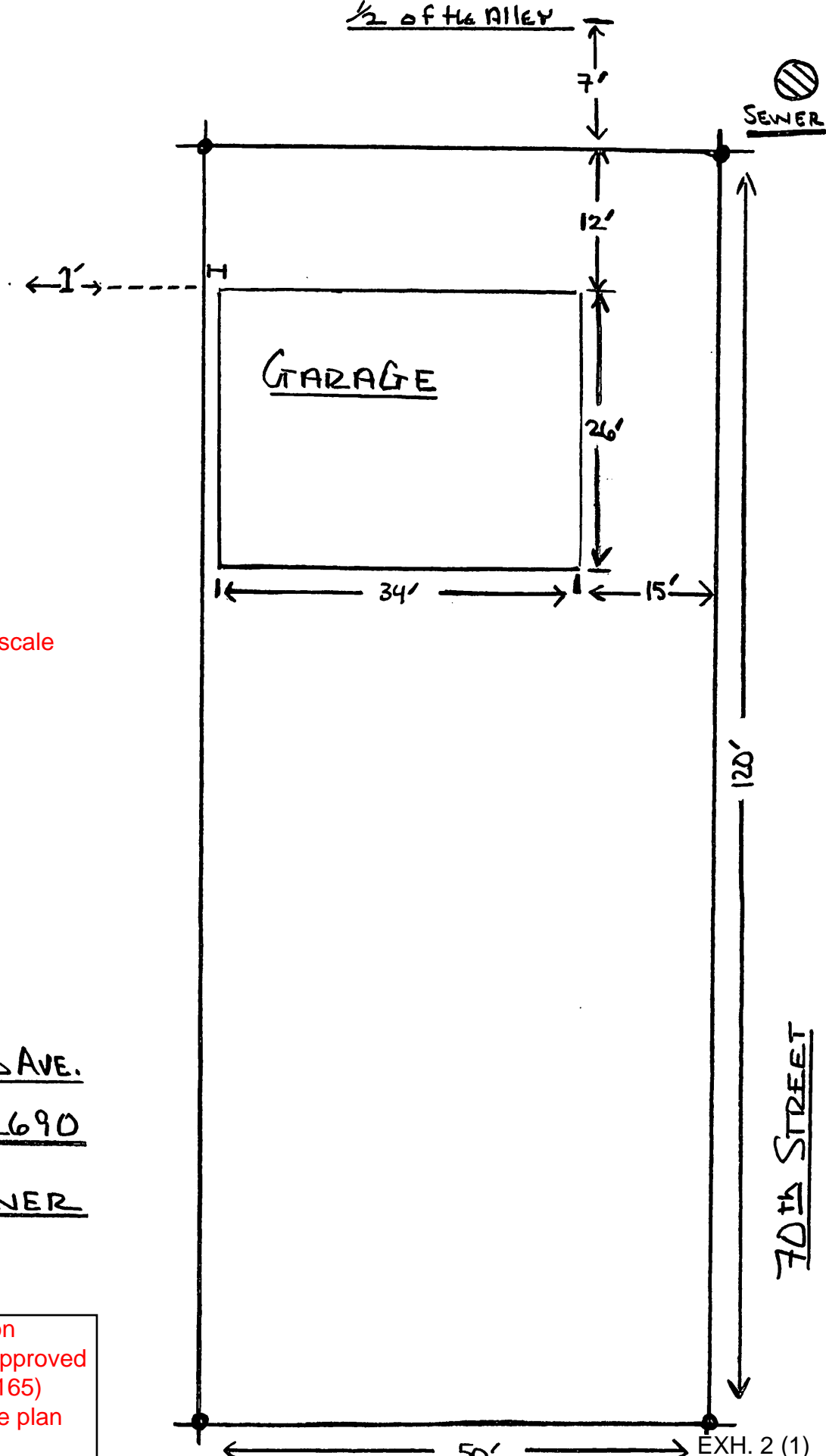
meters will be installed by Tacoma Water after payment of the System Development Charge.

**7. MISCELLANEOUS:**

- A. The applicant shall ensure that proposed project meets all required standards under *TMC 13.06.501* – Building design standards, *TMC 13.06.502* – Landscaping and/or buffering standards, *TMC 13.06.503* – Residential compatibility standards, *TMC 13.06.510* – Off-street parking and storage areas, *TMC 13.06.511* – Transit support facilities, and *TMC 13.06.512* – Pedestrian and bicycle support standards.
- B. Prior to obtaining building permits, the proponent shall contact the appropriate City departments to make the necessary arrangements for all required improvements. The required departmental approvals shall be acquired from, but not necessarily limited to, Tacoma Power (253-383-2471), Tacoma Water (253-383-2471), Site Development (253-591-5760) and Planning and Development Services (253-591-5030).
- C. The project shall be developed substantially in conformance with the representations made by the applicant through the submitted site plans, elevation drawings, and the environmental checklist. Any substantial change(s) or deviation(s) in development plans, proposals, or conditions of approval imposed shall be subject to the approval of the Hearing Examiner and may require further and additional hearings.
- E. If approved, Planning and Development Services recommends a requirement for a Concomitant Zoning Agreement (CZA) incorporating the conditions of approval imposed to be executed and recorded with the Pierce County Auditor prior to final approval of the reclassification by the City.

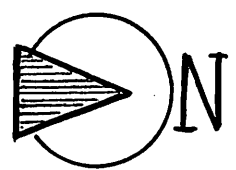
(ALLEY)

1/2 of the ALLEY



~~1cm = 5ft  
SCALE~~

Not to scale



7002 So. PUGET SOUND AVE.

TAX PARCEL #: 4940002690

CORNERED LLC.: DWNER

Site plan information based on information from previously approved permit (CMB2013-40000212165) Submitted by applicant as site plan for rezone.

70th STREET

50' EXH. 2 (1)

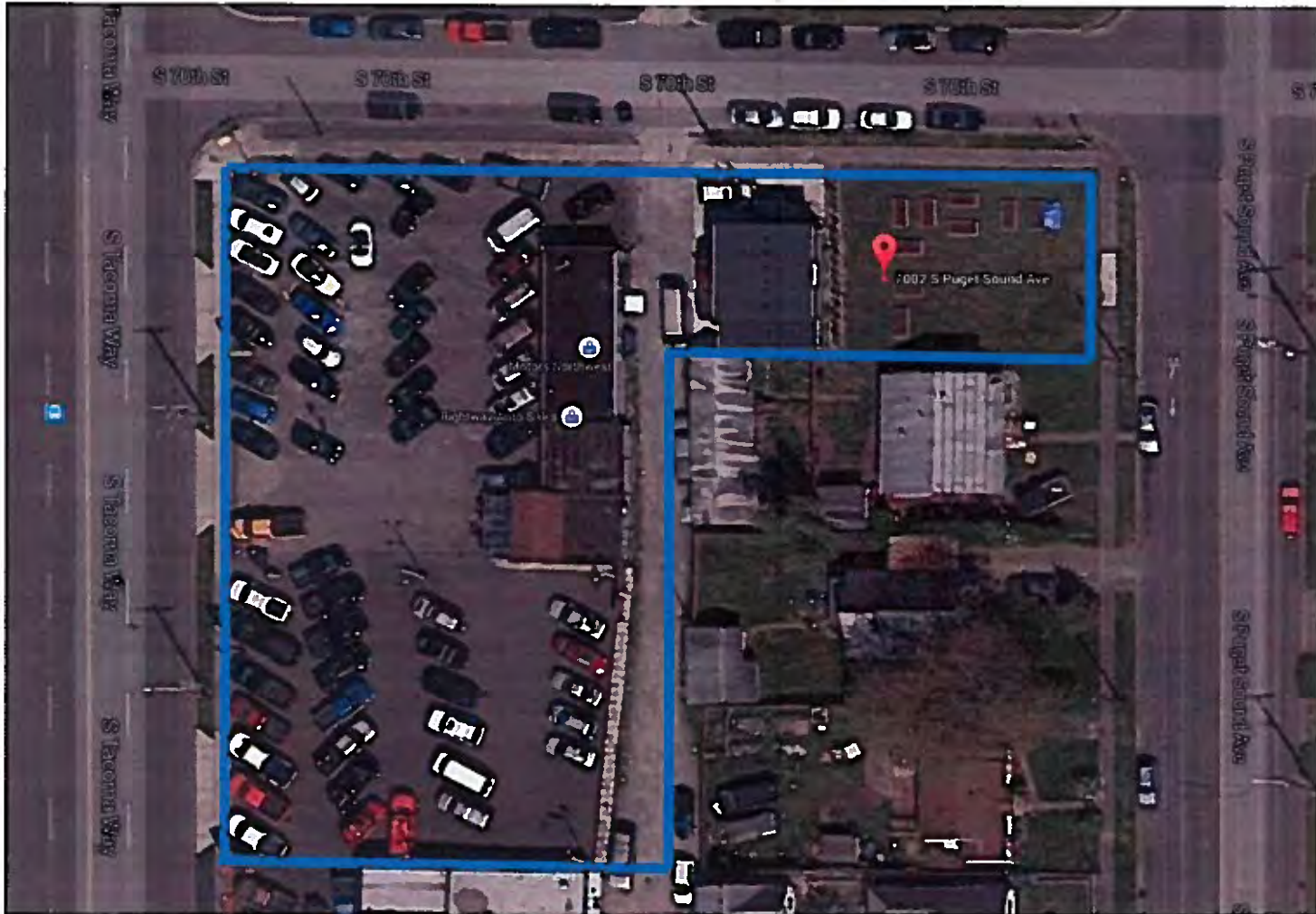




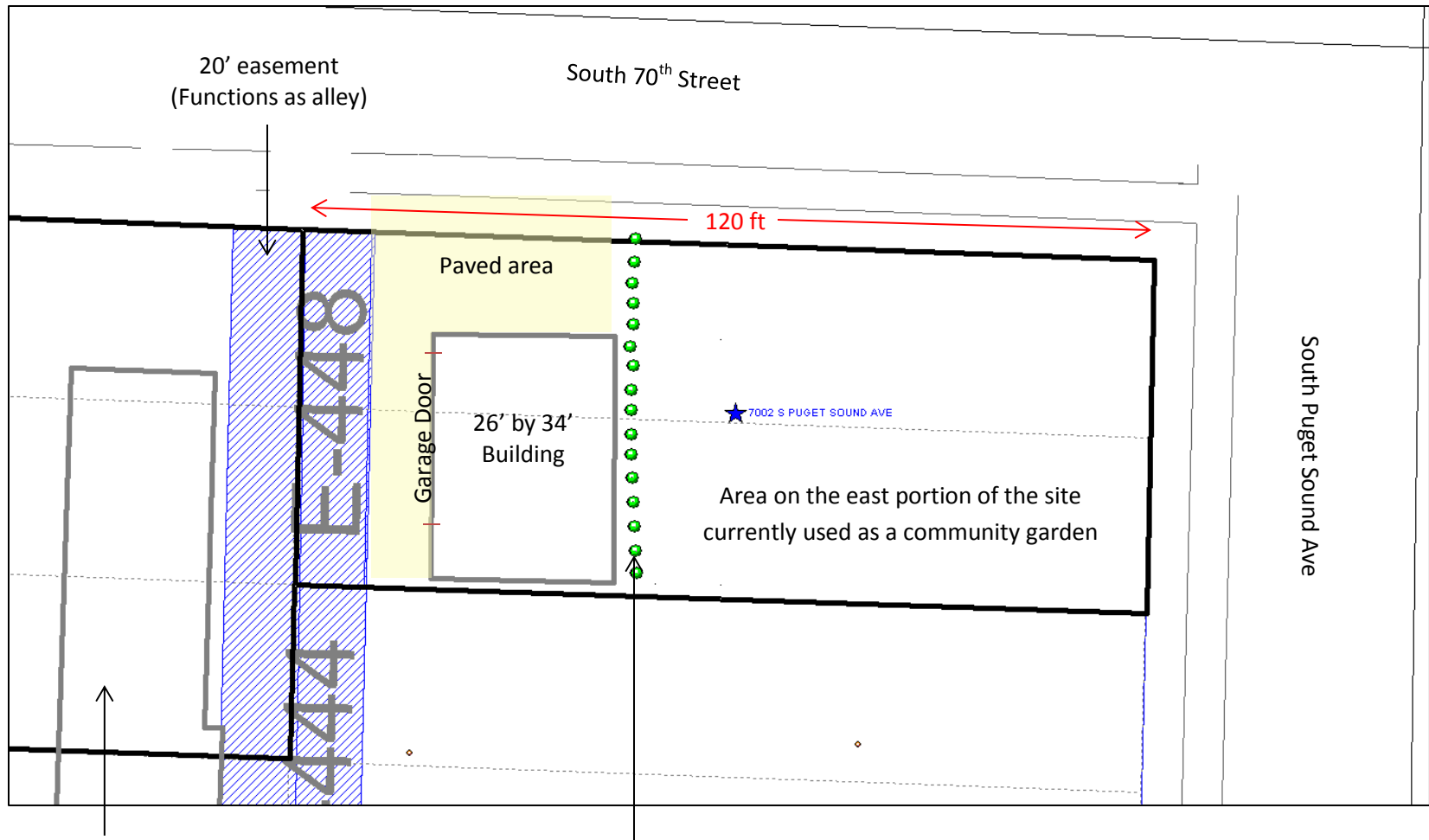
Submitted by applicant as  
part of rezone request.



Submitted by applicant as part of rezone request.



Area Owned/Operated by Motors Northwest  
*\*produced by City Staff, not included in  
applicant's site plan submittal*



Adjacent Parcel (4940002800)  
 Owned by applicant  
 With outline of existing building  
 footprint

Existing Vegetation

*\*produced by City Staff, not included in  
 applicant's site plan submittal*

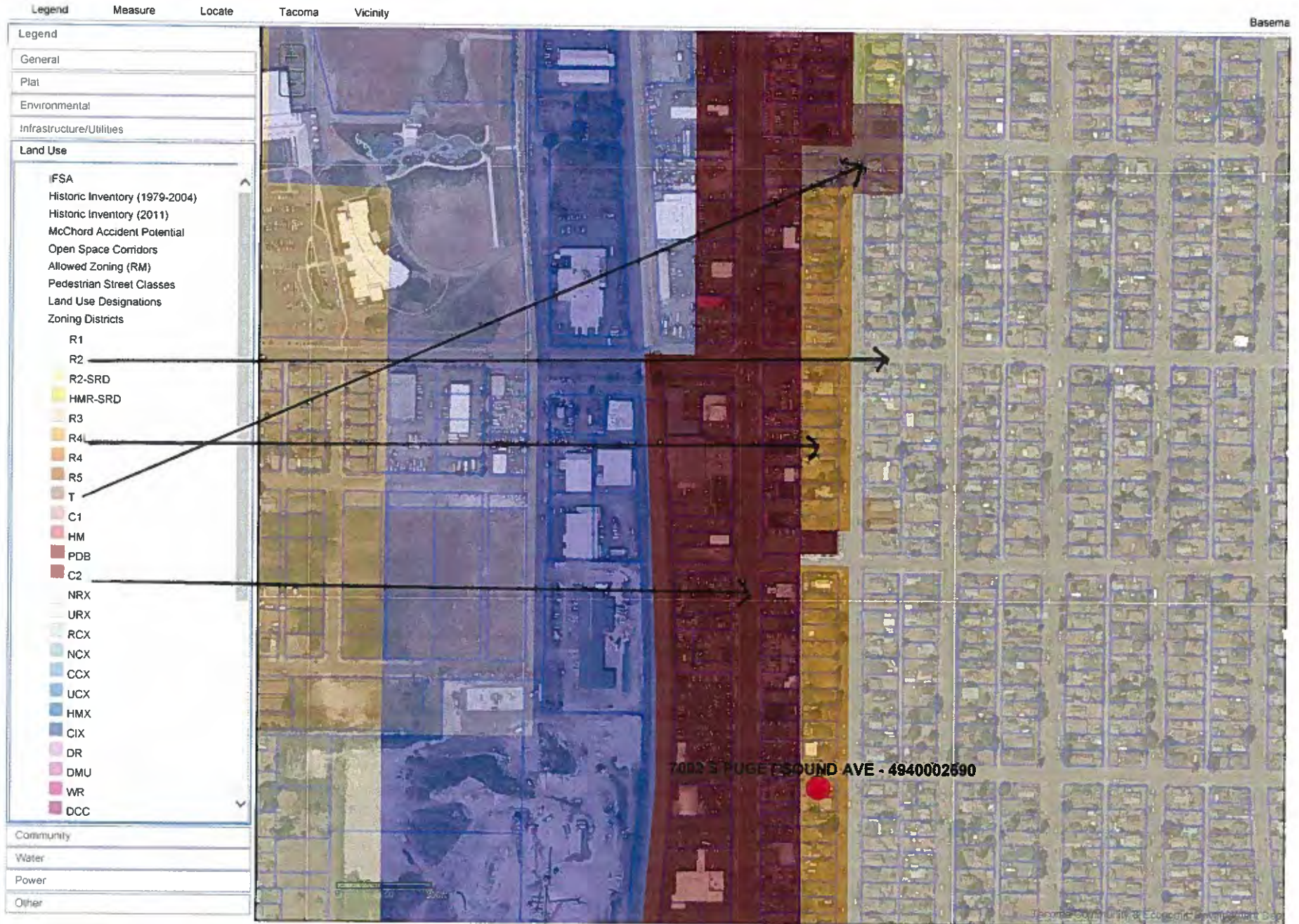




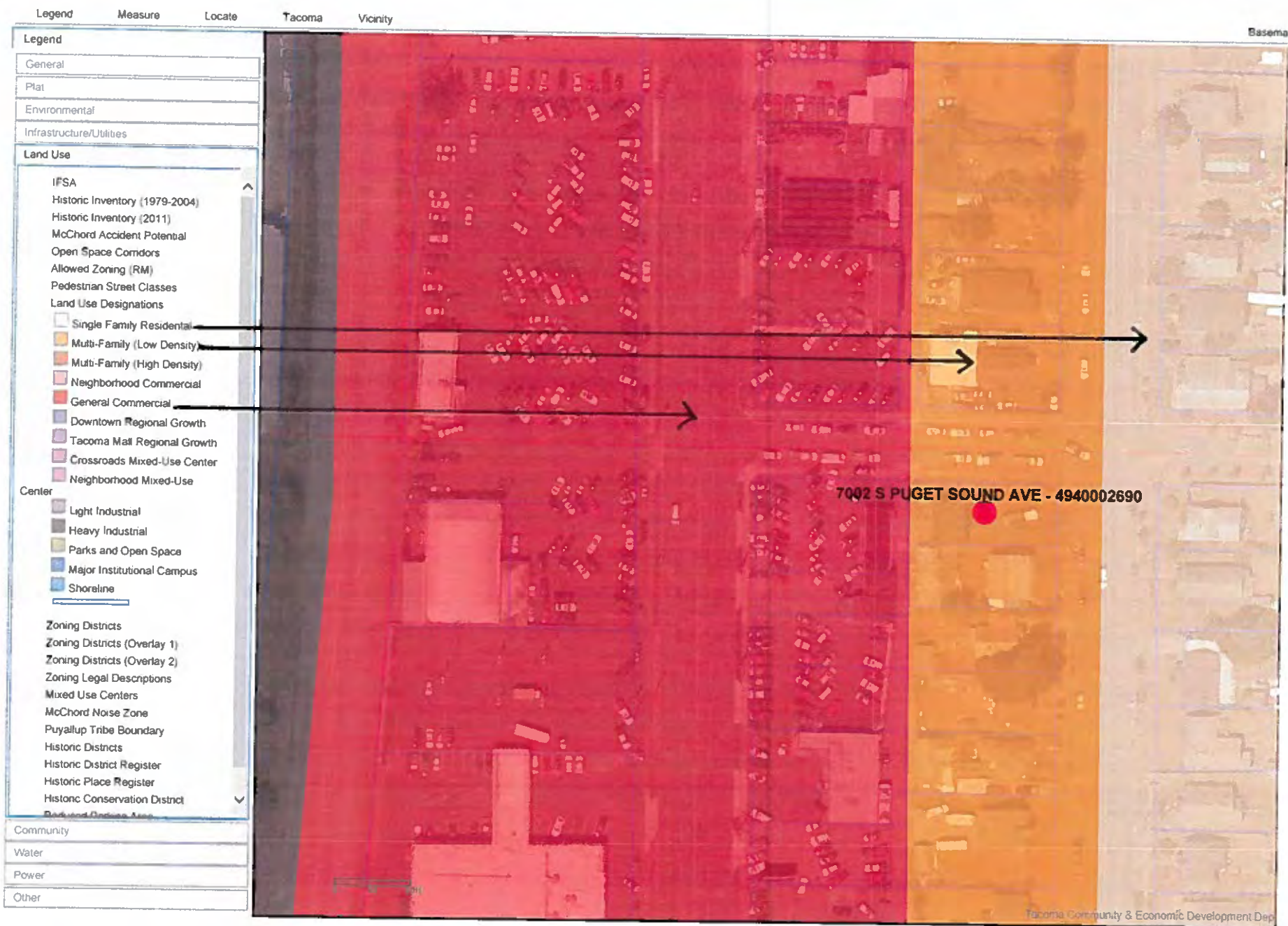
*\*photo from Google Street View, not included in applicant's site plan submittal*



*\*photo from Google Street View, not included in applicant's site plan submittal*



EXH. 3



EXH. 4



**Response to Criteria for Rezone**

**June 24, 2015**

Project: Cornered LLC  
Address: 7002 South Puget Sound Ave.  
Tacoma, Wa 98409

**Current Zone: R-4L**

**Proposed Re-zone: C-2**

**1. The change of zoning classification is generally consistent with its land use intensity designation and the Comprehensive Plan.**

Our parcel fronts on Puget Sound Ave. and is located on the block between South Tacoma Way and Puget Sound Avenue. The Land Use Management Plan has designated this entire block between South Tacoma Way and Puget Sound Avenue as Medium Intensity.

Our proposed auto services project meets the criteria for a medium intensity commercial development. Our project will be part of the existing South Tacoma Way commercial development of automobile orientated uses. Our project will provide convenience and service to the surrounding neighborhood. Off-street parking will be provided. There will be easy access to South Tacoma Way (1/2 block away). The project is conveniently located near the residential areas it will serve.

**2. Substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate.**

Our property is part of the block of businesses on the East side of South Tacoma Way. Our parcel is on the corner of South Puget Sound Ave. and 70th street. This block has property fronting South Tacoma Way, an alley, then additional parcels on Puget Sound Ave. The parcels fronting South Tacoma Way are zoned C-2. Our property is following the precedent established by other properties in our general vicinity. Our parcel is currently zoned R-4L. As businesses have expanded along South Tacoma Way-they are occupying the rest of the block to Puget Sound Ave. Most recently 6648 South Puget Sound Ave. that had a site specific rezone classification change for the same request.

We are vested in the South Tacoma neighborhood and ensure that this is a major improvement to the previous dwelling on this parcel.

**3. The change is consistent with the district establishment statement for the zoning classification being requested.**

The C-2 General Community Commercial District zoning classification being requested allows Medium Intensity uses. (Our property has been designated Medium Intensity). Automobile service uses as we are proposing are listed as appropriate in the C-2 District.

**4. The change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application.**

There has been no rezoning action by the City Council in this area in more than two years.

**5. The change of zoning classification bears a substantial relationship to public health, safety, morals, or general welfare.**

The single family dwelling that resided on the property when we purchased it in 2011 was uninhabitable in the current dilapidated state. Most recently, before demolition, the house was associated with multiple crimes and "squatting". We have replaced the single family dwelling with a new garage to be sensitive to and blend in with the adjacent residential neighborhood.

This new auto repair facility will bring new employment opportunities as well as more tax revenue. This project has enhanced and added value to the South Tacoma neighborhood.

**Kinlow, Charla**

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**From:** [REDACTED]  
**Sent:** Tuesday, February 16, 2016 12:13 PM  
**To:** Kinlow, Charla  
**Cc:** Ken; Heather Curry  
**Subject:** Clarification: Our Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Charla (& Ken):

1) Although we do believe it would be a benefit for us to continue pressing forward to Re-Zone the entire Parcel C-2 simply for the additional value, we a) understand the impact-on and genuine-concern of our surrounding residential community, b) have no intention to use the majority of the property in a Commercial manner and c) want to get this done through the path of least resistance.

\*Please accept this email as our Request to 'amend' our Application as follows: (Per our discussion last week) We would like to include the alley, garage and 10 additional feet (buffer) with the property/parcel to the west, Motors NW, C-2. Please keep the remainder of the property, from the new lot line to the east, zoned R-4L.

(Please let me know that this works / give me your thoughts / edits / ...if I need more (professional/descriptive please tell me!)

2) My friend, Shari Hart, and I were talking. She told me that there was a bit of concern that our Application was nondescript, not a lot of pictures and that there was not a lot of Letters of Support.

We followed the instruction of Noah and the application. We did not intentionally leave our Application vague. Our fault, we assumed that our plans were understood and we were trying to keep it simple. If you think that we need a "re-do" please tell me and advise what would better the Application. I can write, in my own words, what our intention is, how it will "look" and our future plans to not do anything else "Commercial".

In regards to the Support. Again, my mistake, I assumed that Ken's Blog along with a couple of letters and photos and simply - "the garden" would be more-than-enough. It has truly been such a joyous, bringing-people-together, fulfilling, full of servitude, therapeutic addition; I forgot that without experiencing it for yourselves that I needed to prove it. I will solicit more Letters of Support,; hopefully get some to you, ... if no more ...please know that a) this Community Garden will remain a pillar of "Community" "Green" for our neighborhood as long as there are gardeners. b) If any changes to plans are in our future, i/e a house, please know it will be done with agreement of the gardeners....oh, and, within compliance of the current R-4L Zoning Regulations :-)

c) If the garden goes away ...we will more than likely simply remove the garden boxes and have a nice big lawn for picnics.

3) KEN SIKES; please help. We could sure use some more and then some more Letters of Support ASAP.

This is so important to my family and our business our family's families. I never intended to 'short-cut' anything or anyone.... in hindsight, I would have done things differently and maybe done nothing .... I do believe that when this is done, done ... it will be everything that we all want and will enjoy for a long time.

BTW ... No! impact on traffic, on the parcel, on noise, on parking or on the environment.

Ken; please feel free to call me with anything at all. ...and please confirm that you received this email.

Thanks a lot for your time.



**J.T. Curry**

General Manager

**Motors Northwest (.com)**

(253)475-5000

**Washington State Independent Auto Dealers Association**

President

**South Tacoma Auto & Retail Stores**

President

**Cultivate it & keep it:** <http://sotacgarden.blogspot.com/>



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EXH. 6 (2)

## Kinlow, Charla

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**From:** Mike Mccarthy <m.mccarthy@mchlawoffices.com>  
**Sent:** Monday, May 16, 2016 10:54 AM  
**To:** Kinlow, Charla  
**Subject:** RE: REZ2015-40000261491 - 7002 South Puget Sound Avenue - Cornered LLC Rezone

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Charla,

We want to amend Mr. Curry's request back to its original form, meaning a rezone of the entire lot. If there is anything else you need from us to make this happen please let me know.

Thanks,

Mike McCarthy

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**From:** Kinlow, Charla [mailto:CKinlow@ci.tacoma.wa.us]  
**Sent:** Wednesday, May 11, 2016 3:44 PM  
**To:** Mike Mccarthy  
**Subject:** RE: REZ2015-40000261491 - 7002 South Puget Sound Avenue - Cornered LLC Rezone

Any rezone of any amount of area requires a Hearing and subsequent vote by Council, so for instance if your client were to get an approved rezone for a portion of the site, they could not go back later and add change the zoning of the rest of the site via the minor modification allowance. Also, every rezone needs an associated SEPA Determination that reflects the proposal. In this case, no decision has been made by the Hearing Examiner yet on the rezone, and it was originally noticed as the full site, so it is not really a modification of the rezone. But since the SEPA was issued and only covered a portion of the site, that issue would need to be resolved prior to issuance of a Rezone decision, hence the re-notice and SEPA fees, but not a requirement that the process automatically start over. That is under the assumption, however, that the site plan is not changing from what was originally proposed.

If he is proposing to change the site plan in addition to reverting back to the original proposal to rezone the entire parcel (i.e. proposing buildings/parking on the east side) then it would be a major modification, which is essentially a new application all-together.

Additionally, in either case, the Staff Report's analysis and Recommended Conditions of Approval if the Hearing Examiner does decide to approve a full rezone of the entire parcel would also change. One of the Curry's biggest arguments for the rezone is that if it were approved, they would retain the community garden. If that element of the proposal is removed, then any analysis regarding the community garden would need to be removed, along with any attachments

that refer to the community garden as a reason for support of the project. Additionally, the landscaping standards would change since the perimeter of the site would be changing. The required perimeter strip would be 7 feet wide and would need to be located along the property lines at South 70<sup>th</sup> Street and South Puget Sound Avenue, instead of utilizing the area down the center of the parcel. Street trees would also be required along the full frontage of both of these streets to meet the requirements. If the full site is rezoned to South Puget Sound Avenue and there is no BLA to adjust the property line down the center of the site as well (as currently conditioned), then the east wall of the existing building would be subject to design standards such as general window and opening requirements and blank wall limitations of TMC 13.06.501. I would recommend doing a full analysis of TMC 13.06.501 and TMC 13.06.502 to see how the differences between a proposal for a partial rezone and full rezone would compare with regards to requirements before changing the proposal. [http://www.cityoftacoma.org/government/city\\_departments/CityAttorney/CityClerk/TMC/](http://www.cityoftacoma.org/government/city_departments/CityAttorney/CityClerk/TMC/)

The last item that comes to mind is with regards to the ADA ramp improvements that would be required if the full site is rezoned. I have attached Site Development's comments on the proposal which state, "If parcel #4940002690 is to remain as one parcel, the following Condition of Approval also applies: At the intersection of S Puget Sound Ave and S 70th St, curb ramps shall be constructed meeting Public Right Of Way Accessible Guide-lines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer." This would be a significant cost to the applicant, and I believe it was also one of the reasons for the reducing the scope.

Charla Kinlow  
Planning and Development Services  
253-594-7971

**Please note:** Planning and Development Services has implemented a new permitting system - Tacoma Permits. During early implementation, wait times may be longer. You can avoid wait times by using our new on-line interface, located at <https://aca.accela.com/tacoma/>. For more information about the new permitting system, including Frequently Asked Questions, please visit [www.cityoftacoma.org/tacomapermits](http://www.cityoftacoma.org/tacomapermits).

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**From:** Mike Mccarthy [mailto:m.mccarthy@mchlawoffices.com]  
**Sent:** Wednesday, May 11, 2016 12:24 PM  
**To:** Kinlow, Charla  
**Subject:** FW: REZ2015-40000261491 - 7002 South Puget Sound Avenue - Cornered LLC Rezone

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**From:** Mike Mccarthy [mailto:m.mccarthy@mchlawoffices.com]  
**Sent:** Wednesday, May 11, 2016 12:22 PM  
**To:** Mike Mccarthy  
**Subject:** RE: REZ2015-40000261491 - 7002 South Puget Sound Avenue - Cornered LLC Rezone

I was going through your email. The one question that I have is; would the City consider this a major modification? Or would Mr. Curry just need to re-notice and pay for SEPA again? My interpretation of the code is that this is a minor modification.

INTERNATIONAL ASSOCIATION OF INVESTIGATIVE LOCKSMITHS # 0127  
SAFE & VAULT TECHNICIANS ASSOCIATION # 1358  
CERTIFIED MASTER LOCKSMITH # 8710  
CERTIFIED FIRE DOOR INSPECTOR #2534745855  
JOURNEYMAN ELECTRICIAN EL06

**JAMES H. RICH, CML,CFDI, EL06**  
5424 South Tacoma Way Tacoma, WA 98409-4313  
voice 253.474-5855 fax 253.475-8227

**February 22, 2016**

**City of Tacoma  
Planning & Land Development Services Department  
747 Market St. Room 345  
Tacoma WA 98402**

**RE: RES2015-40000261491 & SEP2015-40000261492**

**I am in favor of the rezone request of Parcel 4940002690 from R-4L to C-2.**

**The west side of Puget Sound Ave. has given way to higher uses on many lots from 60<sup>th</sup> to 74<sup>th</sup>. Of the approximately 78 parcels in that area 29 have been rezoned to C-2, that is about 37 %. These changes of zoning to C-2 were and are appropriate, as is this rezone application.**

**The west side of Puget Sound Ave. has been transitioning to a more economically viable zoning classification for many years. Although I feel this zoning is appropriate for the west side I would find it extremely troubling if this rezone classification were to be applied to the eastside of Puget Sound Ave. but on the west side I feel it is eminently appropriate.**

**The zoning codes have protections for the surrounding area from noise and light infiltration. It is incumbent on the City of Tacoma to enforce the noise and light codes stringently when there is close interaction of the differing zoning codes. The neighbors deserve that protection. The width of Puget Sound Avenue is an adequate buffer from the single family zoning on the east side of Puget Sound Avenue.**

**The C-2 parcels on this street are by necessity primarily "back of house" type activity for the business models that front on South Tacoma Way, parking, storage etc. not active sales lots. The traffic count on Puget Sound Avenue would not support active sales activity.**

**I was a board member of the South Tacoma Neighborhood Council for about 7 years and chair of their Land Use Committee for about 5 years. I fully understand and empathize with the trepidation the neighbors have when zoning is changed to a more economically viable zoning code such as this. A look at the existing zoning and the changes that have been made over the years it is obvious the direction the zoning is heading.**

**The latest rezone to C-2 was approved about 7 – 9 years ago at 6648 South Puget Sound. The parcels are very similar in character. Since that was rezoned I would expect the same result for this application.**

**Jim Rich**

EXH. 8 (1)



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## Pierce Conservation District

5430 66th Avenue East - P.O. Box 1057 - Puyallup, WA 98371

Phone (253) 845-9770 - Fax (253) 845-4569

January 13, 2016

To Charla Kinlow-

I have worked with the South Tacoma Community Garden since early 2015 with Pierce Conservation District. My job is to support community groups to organize themselves around grassroots projects including community gardens. JT Curry from Motors NW first approached me with his desire to give back to the neighborhood, and that perhaps the community might be interested in collaborating with JT around a community garden.

The neighborhood proved to be very interested and enthusiastic about this opportunity. JT did outreach to find a group of dedicated gardeners. This group of neighbors, JT, and myself spent hours in meetings detailing the organizational structure of the garden, writing bylaws, a garden charter, and rules for the garden. The garden was built in the Spring and is off to a great start. Much of their effort is around donating produce to the mobile food bank through FISH Food Bank. They also host a number of community events and activities including yard-sales and potlucks. The South Tacoma Community Garden was also one of the highlighted stops on our annual Harvest Tour which visits some of the more successful community gardens in Pierce County.

The South Tacoma Community Garden adds a tremendous amount of value to the community – it is a space for neighbors to come together, celebrate, share, and learn. It becomes a challenge to find spaces for neighbors who come from different backgrounds, speak different languages, or have different sets of values to share with one another. Not only do participating gardens benefit, but the greater South Tacoma community benefits through produce donation and added beauty. South Tacoma Community Garden provides this space.

We sincerely hope you come to see the value of the South Tacoma Community Garden and support the re-zoning of that parcel.

Sincerely

Micaela Cooley  
Harvest Pierce County, Program Coordinator  
[micaelac@piercecountycd.org](mailto:micaelac@piercecountycd.org)  
c(253) 306 3457





**South Tacoma Business District Association**

*Brenda Valentine President*

PO Box 9445 - Tacoma WA 98490-0445

Phone: 253-475-5676

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February 22, 2016

City of Tacoma  
Planning & Land Development Services Dept.  
747 Market St. Room 345  
Tacoma WA 98402

Re: RES2015-40000261491 and SEP2015-40000261492

The board of the South Tacoma Business District Association has voted unanimously in favor of the rezone application of 7002 South Puget Sound Avenue parcel 4940002690.

The west side of Puget Sound Avenue has been transitioning from residential to C-2 zoning for many years. The rezones that have been approved over the years appear to us to be appropriate in light of the character of the area.

There are 58 parcels zoned R2-SRD, Transitional and R4L on the west side of Puget Sound Avenue from 58<sup>th</sup> to 70<sup>th</sup> and almost 50% are non-owner occupied. The two parcels abutting the south of the subject property are also non-owner occupied. This trend indicates to us that the properties along the west side of Puget Sound Avenue are transitioning to revenue generating types of uses. The next logical step in that process is the C-2 rezones that have already been put into place to support the businesses fronting South Tacoma Way. The value of the properties on the west side of Puget Sound Avenue will be improved and their attractiveness to investment will be enhanced by this more logical and viable economic zoning.

A parcel located at 6648 South Puget Sound Avenue was rezoned to C-2 approximately eight years ago. It is still owned by a used car dealer located directly adjacent to the west of that parcel as is the subject parcel. That also is a corner parcel on the west side of Puget Sound Avenue as is the subject parcel. A storage garage is built on that parcel as it is on the subject parcel. At that time the rezone was approved and obviously should be also.

We are sensitive to the possible impacts to the neighboring properties so we support restrictions on noise and light pollution. If not regulated, those impacts would be unfair to the adjacent residential properties.

Sincerely,

*Brenda Valentine*

Brenda Valentine, President  
South Tacoma Business District Association  
253-272-3553 (Direct Line)

**Kinlow, Charla**

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**From:** jt\_curry@motorsnorthwest.com  
**Sent:** Friday, February 05, 2016 12:58 PM  
**To:** Kinlow, Charla  
**Subject:** [FWD: Save Our Garden]  
**Attachments:** BBQ2015 016.JPG; BBQ2015 004.JPG; dz9-1-2015 007.JPG; dz9-1-2015 025.JPG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Original Message -----

**Subject:** Save  
**From:** sherry  
**Date:** Mon, February 01, 2016 9:07 am  
**To:** [jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com)

To whom it may concern,

As a member of the South Tacoma Community Garden, I have been overjoyed at the success we have had. Thanks to the generous offer by J.T. Curry of letting us use the lot on 70th and Puget Sound, we were able to start a new community garden. Between myself and 2 other gardeners we were able to share over 800 lbs. of produce with neighbors and local food banks.

The men who work at MotorsNorthwest have been very helpful in keeping n eye on the garden for our group and we have gladly shared some of our produce with them.

It is my sincere hope that we will be able to continue our community garden on that site.

thank you,

Sherry Marsden

treasurer for South Tacoma Community Garden



EXH. 8 (5)



EXH. 8 (6)



EXH. 8 (7)



EXH. 8 (8)

## Kinlow, Charla

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**From:** Ken Sikes <  
**Sent:** Saturday, February 20, 2016 11:11 AM  
**To:** Kinlow, Charla  
**Cc:** sherry marsden; Trish Burleson  
**Subject:** Rezoning request for 7002 S. Puget Sound  
**Attachments:** IMG\_20150328\_143605513\_HDR.jpg; IMG\_20150817\_131106861.jpg; IMG\_20150627\_125815494\_HDR.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: City of Tacoma Planning and Development Services Department  
Attn: Charla Kinlow, Associate Planner

My name is Ken Sikes and I live with my wife and three children at 7009 S. Warner Street. We have lived and raised our children here for twelve years and care deeply about the viability of the neighborhood. In addition, I have been involved in the creation of the South Tacoma Community Garden which sits on a portion of this lot. Currently I am on the leadership team of this garden. I'm writing to offer my opinion on the recent request for rezoning.

The east side of Puget Sound was intended to be a residential side of the street which also buffers the rest of the neighborhood from the activity and noise of the businesses on South Tacoma Way. We appreciate the presence and value of these businesses, however, we appreciate them most in their current location, not in the residential part of the neighborhood. **Therefore, I am writing to discourage you from approving the request for a full rezone 7002 S. Puget Sound (Parcel 4940002690) from "R-4L" Residential to "C-2" Commercial.** This is my general opinion regarding rezoning requests on Puget Sound, however, there are times when particular situations call for a more nuanced approach. Such I believe is the case in this instance.

A couple of years ago JT Curry (the owner of Motors Northwest) offered his lot for use as a community garden. Several neighbors gathered together and after many meetings, much work and significant support the garden was formed, boxes were built, dirt poured and seeds planted. The summer of 2015 was our first summer of produce and it was a beautiful one (see pictures attached). In 2015 we built eleven beds which were rented by eleven different gardeners. We also built two more beds for the community to pick as they wanted. We now have big plans for 2016. Three fruit trees are already waiting to be planted. We have three gardeners waiting for beds to rent and have plans to build 5 more boxes. We have raised 1/3 of the money to build a fence and half the money to build a big community table for neighborhood picnics and gatherings. Though we are in our infancy and community gardens often fail, we had such a good first year that we would really like the chance at another, another and many many more. None of this would have been possible with the generosity and collaboration of JT and Motors Northwest.

The garage they built is an encroachment upon the neighborhood, however, we feel the offer of the lot for garden space and free use of their water has served to balance the scales. I believe I speak for myself and the current garden leadership in saying we would like to see Motors NW keep their garage as long as the community can keep the garden. **Therefore, I am writing to encourage you to approve the request for a partial rezoning of 7002 S. Puget Sound in which the western half of the lot (where the garage sits) will become "C2" while the eastern half of the lot (where the garden sits) will remain "R-4L".** In this opinion I believe I speak not only for myself but also for the current garden leadership which is composed of myself, Tricia Burleson and Sherry Marsden.

Thank you for your diligence in this decision,  
Ken Sikes









Site of  
Tacoma  
Community Garden  
Interested?  
garden.blogspot.com  
Community provided by: SUBBET

South Tacoma  
Community Garden

3415, So. 72nd Street,  
Tacoma, WA 98409

Feb. 7th. 2016

City of Tacoma,  
Planning & Development Services Dept.  
747 Market St. Room 345  
Tacoma, WA 98402

To whom it may concern:

I have been advised that once again a proposal has been made to re-zone the area at 7002 S. Puget Sound, from a Residential Zone to C-2 Commercial.

This would be a huge mistake. There are homes on both sides of the street, with families & young children. To have it commercialized is an accident just waiting to happen.

Imagine a small child playing with a ball outside, while cars are being tested. If that ball rolls away while the car is backing out onto Puget Sound, it's a tragedy that could have been avoided.

My husband and I have lived in our home for 48 years. - Military retired, solid, honest citizens, & we belong to the Neighborhood Watch. We are extremely interested in proposal changes that concern the value of our property, & those of our friends & other elderly neighbors. We do not need heavier traffic, or speeding vehicles being tested. It is wrong.

Let's keep the Commercial area on South Tacoma Way, to avoid more noise and congestion.

Yours sincerely,  
A Concerned Citizen,

Beryl Christiansen

## **Kinlow, Charla**

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**From:**  
**Sent:** Monday, February 01, 2016 12:10 PM  
**To:** Kinlow, Charla  
**Subject:** Application 40000261492

Dear Ms. Kinlow,

I am writing on behalf of my mother, Winona Gear, who resides at 7035 S Puget Sound Ave. She is very concerned about the proposed rezoning of Parcel 4940002690 located at 7002 S Puget Sound Ave. The applicant seeks to change the zoning from R-4L residential to C-2 commercial.

She has lived in this neighborhood since 1980 and is opposed to this zoning change for a number of reasons. Firstly is her concern that the sense of community will be eroded with this change. This is a neighborhood that has gone from a close knit community in which everyone knew their neighbors and looked out for one another, to a disconnected group of people simply living next to each other with no personal contact, and finally over the last 5 years or so a return to that feeling of living in a real neighborhood where the people living near you know you and care about your welfare. Her fear that allowing commercialization of even on parcel on the block will change the personality of the community that is starting to take hold is very troubling to her.

Secondly she doesn't believe that this change will happen to just one parcel on the block. Rather that it will set a precedent for other businesses in the 7000 block of S Tacoma Way to expand back to Puget Sound at first opportunity, in effect destroying half the block and the community that goes with it. This has already happened over the years on other blocks along Puget Sound from 72nd St north to 56th St. In fact the 7000 block of Puget Sound is one of the only blocks left that has people living in homes on both sides of the street along that corridor. This is a very sad state of affairs that commercial expansion has trumped community.

Finally is the impact rezoning would likely have on traffic and street parking if rezoning is allowed to move forward. Over the last 35 years we have witnessed the various car dealerships first expand to Puget Sound, and then begin to park their inventory or have customers park on the side streets including Puget Sound. Often blocking parking in front of homes making it impossible for residents to park in front of their houses. There is, and always has been a problem with speeding on Puget Sound. Commercial zoning drawing even more traffic will only make that worse. It would be a real danger to the community, especially as people are forced to park on the opposite side of the road from their homes.

Mrs. Gear recognizes that the application only applies to a single lot but thinks that allowing that precedent to exist can only lead to the decline and eventual loss of a community that was once vibrant and caring and is struggling to regain that identity.

Sincerely,

David L Gear for:

Winona J Gear  
7035 S Puget Sound Ave  
Tacoma, WA 98409

Charla Kinlow

Associate Planner

747 Market St Room 345

Tacoma WA 98402

February 14, 2016

RE: Rezone question for 7002 South Puget Sound Avenue, Parcel 4940002690

I am opposed to the rezone request, because it changes Puget Sound Ave in the 7000 block from residential to commercial. That is not in the best interest of property owners of residential land.

JT Curry came to the South Tacoma Neighborhood Council meeting, July 16, 2014 and said he built a garage and later in the conversation, he referred to it as an RV garage for "stuff". Three minutes and 29 seconds into the conversation he said, "we have plans permitted, to put a house on that land".

That conversation is recorded, as are all Neighborhood Council meetings.

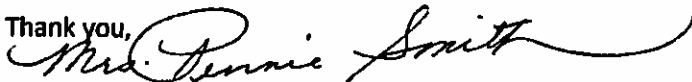
There is plenty of commercial land on South Tacoma Way without encroaching onto Puget Sound Avenue.

I have a plot in that garden, and have spent time in and around the property at 7002 South Puget Sound Avenue. I have cared for not only my spot, I have trimmed the parking strip, cleaned the gutters on the street. I inquired as to whose abandoned vehicles were parked on the street along 70<sup>th</sup> between South Tacoma Way and South Puget Sound Ave. Of course, no one would accept responsibility. Tacoma First 311 was contacted by me in July 2015, that is on record. In August the one particular car was removed, and the rest of the street cleaned up amazingly quick.

As citizens of this community, we need to make known our desires to maintain neighborhoods and keep commercial on South Tacoma Way and residential on Puget Sound Avenue.

Please turn down the request to rezone 7002 South Puget Sound Avenue from residential to commercial.

Thank you,



Mrs. Pennie Smith

6613 S Prospect St

Tacoma WA 98409

253-241-1176

Penzfrmhvn@comcast.net

January 29, 2016

City of Tacoma  
Planning and Development Services Dept.  
C/O Charla Kinlow  
747 Market St. Room 345  
Tacoma, WA 98402

RE: Rezoning of 7002 S. Puget Sound Ave, Tacoma, WA 98402

I live at 7031 S Puget Sound Ave and am the So. Tacoma Community Garden Coordinator (located at 7002 S Puget Sound Ave)

A couple of years ago the City rezoned to R-4L across the street from our house. I attended this hearing and testified, it was evident to me that the decision to rezone had already been decided. One of the gentleman made the statement that "the taller multi-family buildings would ease the noise from South Tacoma Way". Really! I think this guy thought he was doing us a favor - He was not. Of course, he does not live here. Now we are having to face another rezone for BUSINESS! Does the City really believe the rezone will improve the neighborhood in any way? Does the City profit more for business than for residential? I am trying to understand why the City keeps allowing these proposals for rezoning. This is a residential area. I bought my home in a neighborhood and I intend on keeping it a neighborhood. That being said:

I understand that Heather Curry is the applicant on the application and we have our dealings with James Curry. Therefore I will be referring to James Curry.

I am 100% against the rezone. I believe that as soon as Mr. Curry has enough money and/or time he will make this a parking lot and/or business building as he references 6648 S Puget Sound Ave has the same rezoning he is requesting (satellite view attached). In the satellite view you can see that this lot is completely filled with business buildings and parking and the parking has overflowed to all sides of the streets (see across S. Puget Sound Ave parking, that's GT auto sales business parking overflow).

Mr. Curry misrepresented himself through his last permit phase by building his business garage (with car lifts) and not building the house he submitted. He states he was going to have a small home business and do oil changes out of the garage. Mr. James Curry owns Motors NW, a used car lot on the opposite side of the alley (small home business, really?). It doesn't take a genius to figure out what will go on there.

I have read the proposal and found nothing specifically planned for this property, i.e. future plans, percentage of usage or any usage. I have seen emails from Ms. Kinlow suggesting he do so, but he has not. There are references to paved parking areas from Charla, but again Mr. Curry has not specified. I believe Mr. Curry doesn't want to let anyone know what his intentions are – not even the City of Tacoma.

Mr. Curry did in fact open his property up to put in a community garden and was very supportive. The garden group worked hard to make raised garden beds. I am including emails that Mr. Curry has sent to the garden group, these emails will show how he misinformed the group by stating they were not to contact Charla Kinlow or the City of Tacoma and we were not invited to the hearing as it was a closed door hearing only to formalize the decision. He wanted all the letters in favor to go to him as soon as possible and he would submit them. Of course the group supplied letters in hopes to save the garden. The garden group had asked Mr. Curry for a 5 year land usage agreement, which he initially agreed and has not provided, it has been 2 years now (1 growing season). For these reasons, I believe the garden has been used to gain favor for this rezone.



I am asking the City of Tacoma - Don't rezone my neighborhood for business! We have endured all the car lots on South Tacoma Way for years. They test drive all their cars on our street, speed up and down our streets, stop fast to check brakes, use our alleys to check their off road vehicles from sun up to sun down and well into the night. The speed limit on our street is 25 mph (or as fast as the car will go). Their PA systems are linked to their phone lines and sometimes blare all night, tire businesses leaving tires in our alleys (proven fact) and if that is not enough – 7 Eleven garbage thrown on our streets on a daily basis. Not to mention the commuters that don't want to travel on South Tacoma Way. These businesses have exploited this neighborhood for years and now they want more? Enough is enough. If you lived here, would you want more businesses across the street? Let's preserve our block residential.

The traffic creates so much pollution at times we have to close our windows, even when it is hot outside. Cars racing with their music blaring down the street are so loud you can't hear the TV. We do not need more traffic from these businesses!

Your decision will set precedence: either we will have a neighborhood or business/parking lots to look at every day. Our house values will remain or decline.

We are at your mercy! Please do not rezone. Contact me anytime with questions.

Concerned homeowner,  
Charrie Hayward  
7031 So. Puget Sound Ave  
Tacoma WA 98409  
253-212-2685 Home  
253-306-5215 Cell  
253-798-7595 Work

Home » Satellite View of My House

# recreational MJ

21+ mj and glass

## Satellite View of My House

**Note:** This free street level "Find My House" service is available for addresses in the USA, Canada, France, Germany, Italy, Spain, Japan, Austr countries will be added as Google Maps launches in other countries.

Example USA entry: 1234 MyStreet, MyCity, MyState Zipcode

6648 s puget sound ave, tacoma, wa

Like 10,280 people like this. Be the first of your friends.

Fizber Street View allows visitors to view and navigate str level imagery. It's almost like walking down the actual stre

↓ Tick marks zoom in and out.

Map-Satellite-1



2 Things

From : jt curry <

Wed, Jan 13, 2016 11:39 AM

Subject : 2 Things

2 attachments

To :

Cc : Heather

Hi Again Gardeners:

Ken & Micaela & Sherry & Charrie & Karen & Rob & Tricia & Nikki ... that's all I know, I think ..? ... I know I'm missing some of my buddies!! ...please forgive me ... and please get this to anyone I missed ... AND MORE!!

Here is an Urgent Update:

(1) I am cutting and pasting an email from the City to Heather ... (please do not email the City or call ...let's get to writing and put them all together very soon!)

Notice the Highlited part ... we need help!

Here it is:

(Seems as if, I believe, Charla, from the City is putting all this together and is on our side , wants to help!)

(we do not want to build a building there, we want to keep the garden and are willing to commit to the City a long-term garden!)

(look below email for number 2)

>> From: "Kinlow, Charla" <CKinlow@ci.tacoma.wa.us>

>> Date: January 11, 2016 at 1:42:59 PM PST

>> To: "heatcurry"

>> Subject: Modification Thresholds

>> Hi Heather,

>>

>> Here are the modification thresholds for permitting. If this proposal is approved, then the rezone will be held to the minor modification standards that are highlighted. If it exceeds the highlighted thresholds, then you would need to get a "major modification" to the rezone for future approvals. If you think you may want to add to the site in the future, my advice would be to at least revise the site plan to include any paved portions and parking areas that you might want to add, and to mark the extents of the community garden. That way you will not need to worry as much about exceeding 25% impervious surface area from what is approved. If you propose a building, we would need some general building elevations submitted.

>>

>> It would also be helpful, if you are going to use the community garden element as part of your justification for approval, if you provided some history about the garden and current photos. After the public notice postcards are mailed, it might also be beneficial if there were some neighbors and/or users of the garden, and/or the neighborhood council that would provide letters of support. This is not a requirement, but it is a suggestion. I've attached what we currently have for photos and a site plan. I also included a copy of the email from October 22nd.

>>

>> 13.05.080 Modification/revision to permits.

>> A. Purpose. The purpose of this section is to define types of modifications to permits and to identify procedures for those actions.

>>

>> B. Minor Modifications. No additional review for minor modifications to previously approved land use permits is required, provided the modification proposed is consistent with the standards set forth below:

>>

>> 1. The proposal results in a change of use that is permitted outright in the current zoning classification.

>>

>> 2. The proposal does not add to the site or approved structures more than a 10 percent increase in square footage.

>>

>> 3. If a modification in a special condition of approval imposed upon the original permit is requested, the proposed change does not modify the intent of the original condition.

>>

RE: 2 Things

From : jt curry [REDACTED]

Wed, Jan 13, 2016 09:33 PM

Subject : RE: 2 Things

4 attachments

To : Stephen%20%26%20Charrie

Cc :

Glad you asked:

No Way!

We never will do anything of the sort ... her point was that if we wanted / or thought we might do something different later .. or want to apply to do something like that later (we never would ..nor be ever approved) ...she was just suggesting to spell that out now too ... because we would need to go all the way through this process again if we don't mention it now.

This IS what we want .... maybe 20 years from now build a house but probably never and I love checking out the garden and chatting with my neighbors and being invited to all the fun events and never anything like that or related to any business stuff at all.

As a matter of fact ... that's why all of this support is important to the local community and especially all of the gardeners .... because , when the Hearing Examiner makes a decision ... hopefully in our favor ... he or she will more than likely ...with a lot of letters from y'all ... make us / ask us if it's yes ...to commit to a long term green garden plan. .... this is working , I think , I hope , in our favor ..and in the Garden's favor.



**J.T. Curry**  
General Manager  
**Motors Northwest (.com)**  
(253)475-5000  
**Washington State Independent Auto Dealers Association**  
President  
**South Tacoma Auto & Retail Stores**  
President

**Cultivate it & keep it:** <http://sotacgarden.blogspot.com/>



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*Please consider the impact to the environment before printing this e-mail.*

----- Original Message -----  
Subject: Re: 2 Things  
From: Stephen%20%26%20Charlie  
Date: Wed, January 13, 2016 7:56 pm  
To: jt curry  
Cc:

JT, I have only one question. If you are able to rezone this lot - Is it your plan to some day rezone the garden is now? The first paragraph from Charla's email below states that this is an option with the zoning as I am not in support of looking out my door to view a parking lot. JT, you have been generous, but I hope this is not your plan. I will support 100% a minor rezoning and will do so as a neighbor and as the Garden Coordinator.

Talk to you soon,  
Charlie

UGGGGGG!!!!

From : jt curry [REDACTED]

Wed, Jan 13, 2016 09:36 PM

Subject : UGGGGGG!!!!

4 attachments

To : Stephen%20%26%20Charrie [REDACTED]

Cc :

UGGGGGG!!!!  
PLEASE DO NOT 'REPLY TO ALL!!!'  
I just noticed that Chandra was included in the last email string!!!! UGGGG!



**J.T. Curry**  
General Manager  
**Motors Northwest (.com)**  
(253)475-5000  
**Washington State Independent Auto Dealers Association**  
President  
**South Tacoma Auto & Retail Stores**  
President

*Cultivate it & keep it:* <http://sotacgarden.blogspot.com/>



February 10, 2016

Dear Ms. Kintow,

I reside at 7045 S Puget Sound Ave, Tacoma WA 98409. I am a home owner who has lived at this address for 13 years and I am opposed to the proposed rezoning in my neighborhood. I do not want Parcel 4940002690, (located at 7002 S Puget Sound Avenue), to be rezoned from residential to commercial. I want this to remain a residential neighborhood for many reasons including quality of life, traffic, and property values.


I purchased a home in a residential neighborhood for a reason. If I wanted to live in a commercial area I would have purchased a home elsewhere. I don't believe this will stop with one parcel being zoned commercial.

A commercial property will bring more traffic to the neighborhood. I don't want to wake up to a future where commercial trucks are parked on the street along with semi trucks and customer vehicles, with homeowners having to struggle to find a parking space.

Finally, I believe that this will eventually adversely impact home prices. Look what has happened to other parts of Puget Sound Avenue and South Tacoma Way. This is the one spot where you can still find homes on both sides of the street. Let's preserve this historic area.

In conclusion, I think that there is sufficient reason to deny the proposed rezoning.

Thank you for listening,



Kim Tyler

March 4, 2016

Charla Kinlow  
Associate Planner  
747 Market Street, Room 345  
Tacoma, WA 98402

Re: Re zone of property located at 7002 South Puget Sound Ave

I am writing this letter to let the city know that I do not want the property at the above location re zoned as commercial. I am also against a partial re zone and this idea of a win win in this particular situation.

I was at the South Tacoma Neighborhood Council meeting when Micaela Cooley and JT Curry stated that he was a good old guy and simply wanted someone to enjoy the parcel of land. I did not trust him then or now. I have lived in South Tacoma for over 25 years. I started the Arlington Neighborhood Group about 7 years ago and have planned and implemented the Neighborhood Clean Ups, National Night Outs and other local events. I attended the community garden meetings from day one. I did research on by laws, grants, assisted with fund raising. While I chose to be involved, I did not plant a garden at that location as I have plenty of space at home. So, I am well aware of the group dynamics and issues from all players, including JT.

I and others are livid about Mr Curry's intent for a re zone from residential to commercial, whether partial or not. This is positively absurd. I have read many of the emails sent by JT to you and also emails from citizens for and against the re zone. The bottom line is that this land is intended as residential. As a little girl (a long time ago), my family traveled from Seattle to points south. I sadly remember the rows of car dealerships that made the area ugly and uninviting. Now, there are so many dealerships that it is an eyesore to drive down South Tacoma Way. And, JT wants to add to this blight by making a residential lot into commercial! That is positively ridiculous and a slap in the face of all of us regarding quality of life. Leave this property in entirety as residential.

I am against a re zone, partial or total, from residential to commercial.

Sincerely,

Karen R Wild  
6839 S Junett  
Tacoma, WA 98409





Charla Kinlow

Associate Planner

747 Market St Room 345

Tacoma WA 98402

February 17, 2016

Regarding the rezone request for the Applicant Heather Curry, Cornered LLC, for 7002 S Puget Sound Ave.

The South Tacoma Neighborhood Council regards all residents and businesses as important to the South Tacoma area.

We do take the side of residents, when a rezone request comes in to change from residential to commercial.

South Puget Sound Avenue's land value becomes compromised which leaves the home owner at a disadvantage. Investing in property is a long time commitment to only have a rezone from residential to commercial change that picture.

I understand, under a new comprehensive plan which was adopted December 1, 2015, this type of rezone is significantly limited unless the applicant goes through a Comprehensive Plan amendment, which would include Planning Commission review, public hearings, and a City Council decision.

There is no lack of commercial property on South Tacoma Way, we urge a denial for the request to rezone property at 7002 South Puget Sound Ave.

Very Sincerely,

South Tacoma Neighborhood Council

P.O. Box 112196

Tacoma WA 98411

*Mrs. Pennie Smith*  
Mrs. Pennie Smith, Chair

253-241-1176

[Penzfrmhvn@comcast.net](mailto:Penzfrmhvn@comcast.net)

Charla Kinlow  
Associate Planner  
747 Market St Room 345  
Tacoma, WA 98402

To whom it may concern:

I am opposed to the rezone request at 7002 South Puget Sound Ave. Parcel # 4940002690 from R-4L Residential to C-2 Commercial.

The first reasons I am opposed for this rezone is the commercial land would start encroaching into residential properties. This has been a long time issue with So Puget Sound Ave. and it will have in my opinion a detrimental negative impact on the lives of the people living and owning homes in the surrounding area. The rezone at 6648 So Puget Sound has been proven to set a precedent for rezoning from residential to commercial as this example was used in the paperwork filed to the City. This is a prime example of why this should not be allowed. I have also attended a Tacoma Mall Sub-area plan meeting and the City was saying how housing is needed to fit the growing area. If the owner of the property wants to build a residential home on the property then so be it, but no rezone to commercial that's what So. Tacoma Way is for.

Secondly, this would have a negative impact on the environment, parking, and noise. Used cars leak oil and other fluids that pollute. This could run down to the 70<sup>th</sup> Street drain and eventually reach the sound where the salmon runs are. Also parking is already hideous on that corner and this rezone would add even more cars that will take over residential parking. As for it being noisy, more vehicles equal more noise and the loud speaker telephones that the dealers use is already a problem.

Thirdly, no one is sure that zoning from residential to commercial will bring in more tax revenue.

Lastly, JT from JT Auto Sales came to the South Tacoma Neighborhood Council meeting (a public meeting) on July 16, 2014 asking the community to build a community garden at 7002 So Puget Sound Ave and needed six people to manage it. He said that he was almost done with the "RV garage" to put as he said "stuff in the garage." He also said that he did not have the budget to build a house on the property and is asking the community to come together and make a community garden on the vacant space. The community did come together and make this community garden happen. They worked very hard and did a lot of fundraising. He led the people at the STNC meeting to believe that he wanted the community to come together and make this a beautiful spot for everyone to enjoy. Now Heather Curry, Cornered LLC is asking for the 7002 So Puget Sound Ave. property to be rezoned to commercial. This seems sneaky and unprofessional in my opinion.

Please consider not rezone this from residential to commercial the impact on the community would be negative.

Sincerely,

Heidi White, a long time South Tacoma Resident

702 Broadway, Suite 101,  
Tacoma, Washington 98402  
Phone: (253) 348-6644  
Fax: (253) 593-8890  
pcrs@pugetcreek.org  
www.pugetcreek.org



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February 4, 2016

Charla Kinlow  
Associate Planner  
747 Market Street, Room 345  
Tacoma, WA. 98402

RE: **REZ2015-40000261491 & SEP2015-40000261492**

Dear Ms. Kinlow:

The Puget Creek Restoration Society (PCRS) protects, enhances and restores the Puget Creek Watershed and similar streams, wetlands and green spaces. We serve the South Puget Sound communities and invite their participation through hands-on restoration, research, education, advocacy, and by promoting a sense of stewardship.

Our organization represents over 3,000 members and volunteers located in the Pierce County/City of Tacoma and who are deeply concerned with wetland, stream, green space and nearshore issues in the City.

Thank you for allowing us to provide input into this project. We request the following conditions be incorporated into the project and response to our questions be developed:

PCRS feels that the potential of a future project should include LID scenarios and leaving the tall trees with planting of native vegetation in the landscaping on the site.

The Puget Creek Restoration Society is concerned that this rezoning could change how the environmental protection of associated habitat features is done and we want to have insurance that the protection of the environment is done.

Native vegetation should be used for any landscaping of any future proposed development along with other Low Impact Development scenarios such as rain gardens, pervious pavement etc. These amenities will help to maintain the hydrological continuity of the associated area with the remaining greenbelt adjacent to the property.

- Retain as many of large trees (those that meet one or more of the following criteria: over 20' tall, 5" in diameter or are over 20 years old) on this site as possible. The wildlife that utilize the trees do need all the habitat that can

be available to them.

- Use a variety of native plant stock in the landscaping. This would assure the continued use of the area for wildlife; birds etc.
- Incorporate Low Impact Development (LID) such as: rain gardens, pervious pavement, among others on this site.
- Use lawn care products that are environmentally friendly and won't adversely effect stormwater runoff or habitat.
- Install signage to describe why the project is saving the trees and using native vegetation
- Take great care and survey the area extremely well as to extent of the potential wetland(s) on site as they comprise a mosaic.
- Take consideration as to the Fish and Wildlife Habitat needs and the habitat corridors set up by the City in the Critical Areas Ordinance and other Environmental documents.

It is important to note that this site appears to have a connection to a larger green belt thus having habitat amenities as mentioned above will help to maintain the habitat needed by wildlife. This is also appreciated by the local community for the 'areas' wildlife benefits.

The use of LID can help to defray costs paid by the owner for water usage and storm water conveyance. We request that the city use the Puget Sound Action Team LID manual as a reference for developers who wish to use LID to better protect the environment and their bottom line. For more information on this manual, go to: [http://www.psat.wa.gov/Publications/LID\\_tech\\_manual05/fs\\_lid\\_tech\\_manual05\\_web.pdf](http://www.psat.wa.gov/Publications/LID_tech_manual05/fs_lid_tech_manual05_web.pdf)

Without further clarification of the impact that the potential project has on the natural systems, the Puget Creek Restoration Society cannot support this potential of a project; however, if the plan were to incorporate our comments, questions and concerns on this site we would reconsider our position.

I write as an officer of the Board of Directors of Puget Creek Restoration Society, which has evaluated the proposed project. We will appreciate your office's full consideration of our position, and we look forward to working with you in making Tacoma a better place for everyone.

Thank you for your consideration in this matter. You can reach us at (253) 779-8890 if you have any questions.

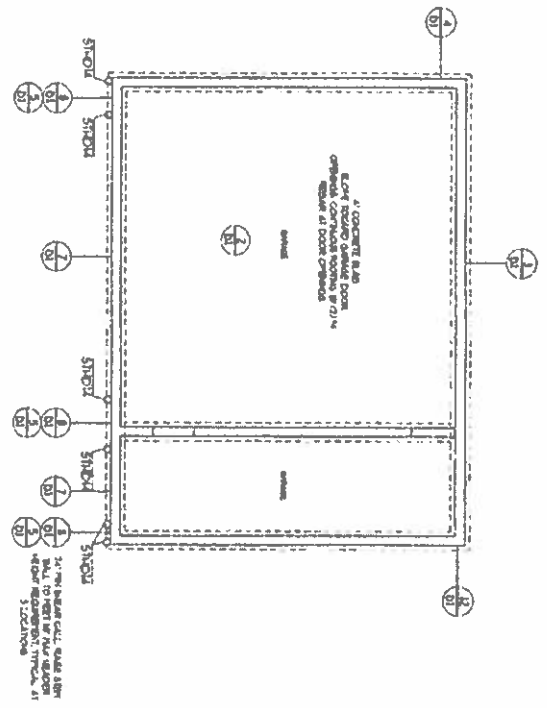
Sincerely,

Scott M. Hansen-B.S., M.A., M. S., (Ph.D.-student)  
Ecologist/Vice-President Board of Directors/Acting Executive Director

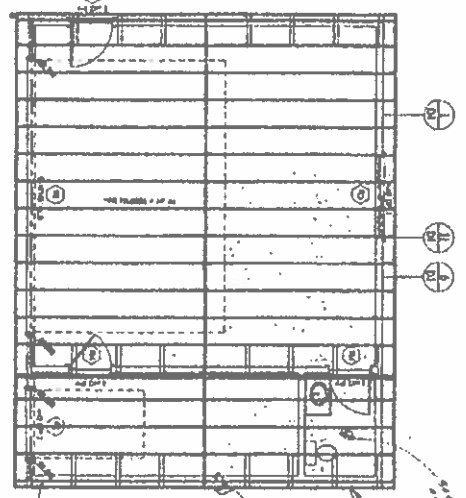
2012 IBC LATERAL ANALYSIS AND GRAVITY LOAD ENGINEERING  
 FOR: CURRY RV GARAGE  
 PLAN: CURRY RV GARAGE  
 SINGLE SITE: 7002 S PUGET SOUND AVE

**SITE CRITERIA**

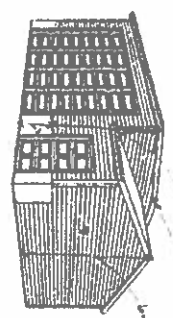
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FOUNDATION PLAN ENGINEERING  
 DO NOT SCALE DRAWING



ROOF FRAMING GRAVITY LOAD ENGINEERING  
 DO NOT SCALE DRAWING



PLAN VIEW AND SECTION OF  
 CURRY RV GARAGE  
 REVISION: 11/11/11  
 LOCATION

CITY OF TACOMA  
 PLANS APPROVED  
 DATE: 11/11/11  
 PROJECT: CURRY RV GARAGE  
 DRAWING NO: 7002-01

Handwritten notes: 'The building is a 12' x 48' structure with a 4' x 4' grid. The roof is supported by 4' x 4' columns. The foundation is a 4' concrete slab on grade. The roof framing consists of 12' x 12' joists supported by 4' x 4' beams. The building is located at 7002 S Puget Sound Ave, Tacoma, WA 98408.

THIS PLAN SHALL BE SUBJECT TO THE CITY OF TACOMA'S ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.

**NOTING PAGE SCHEDULE**

NO.	DESCRIPTION	DATE
1	REVISION: 11/11/11	11/11/11

**LEGEND**

- 1: 12' x 12' JOIST
- 2: 4' x 4' BEAM
- 3: 4' x 4' COLUMN
- 4: 4' CONCRETE SLAB ON GRADE

**DO NOT SCALE**

**Hodge engineering inc.**

**CURRY RV GARAGE**  
 7002 S PUGET SOUND AVE  
 TACOMA, WA 98408

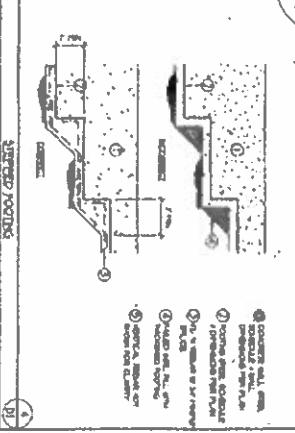
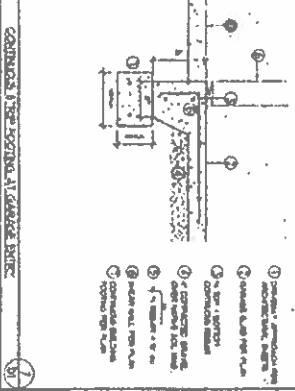
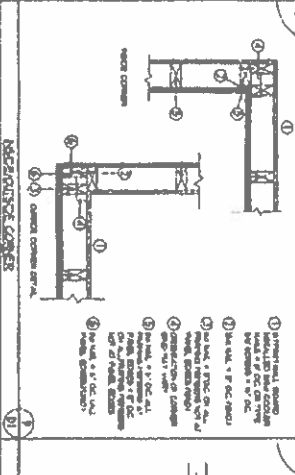
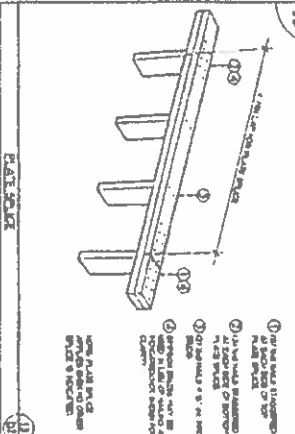
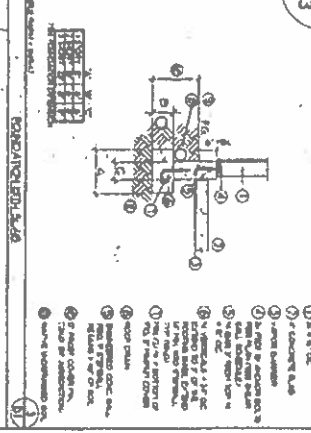
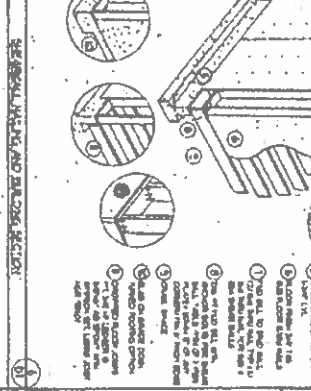
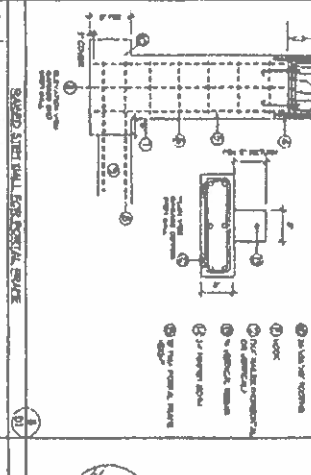
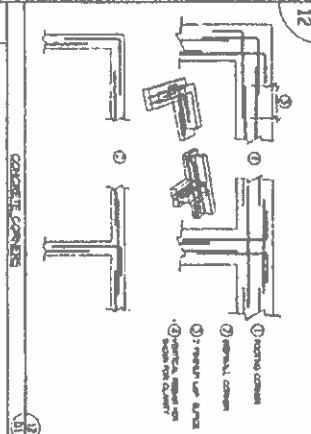
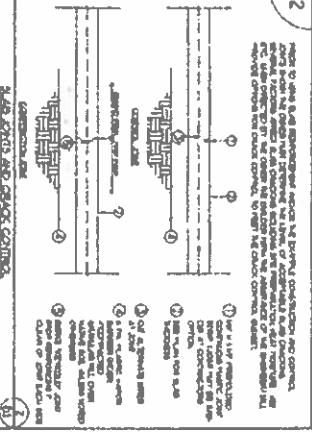
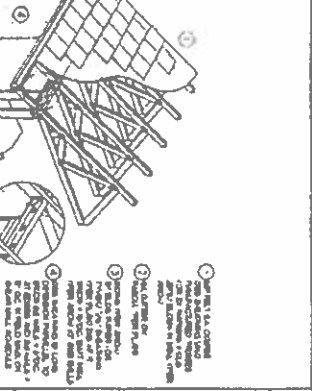
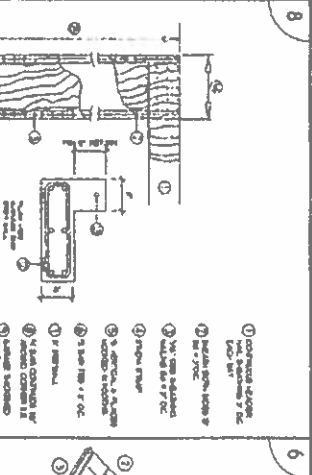
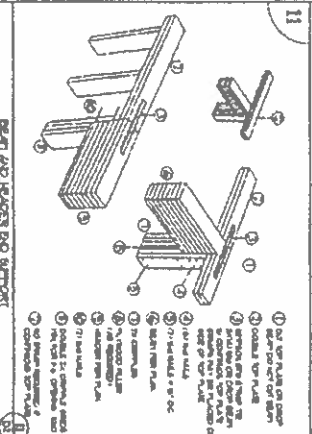
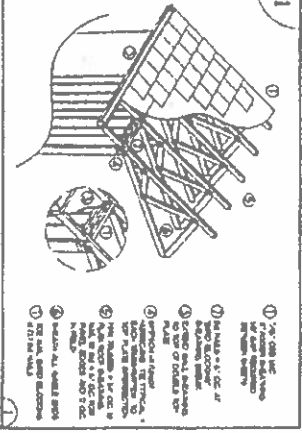
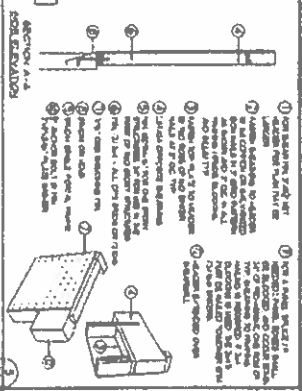
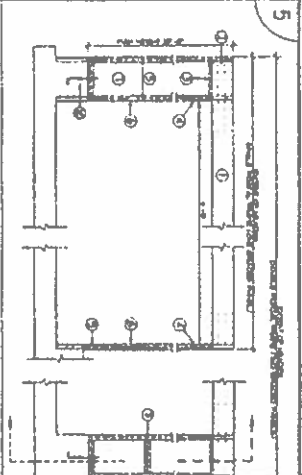
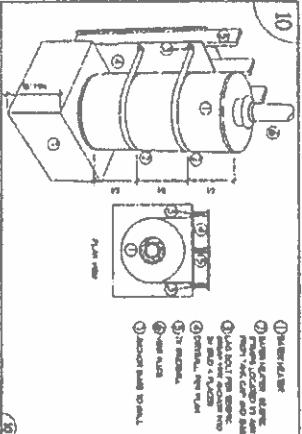
**S1**  
 1:4

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/11	REVISION: 11/11/11

EXH. 11 (1)





**10**

1. INSULATION
2. WINDOW FRAME
3. WINDOW GLASS
4. WINDOW SILL
5. WINDOW HEAD
6. WINDOW CURB
7. WINDOW FLASHING
8. WINDOW SILL FLASHING
9. WINDOW HEAD FLASHING
10. WINDOW CURB FLASHING

**5**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**1**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**8**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**6**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**2**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**9**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**7**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**3**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**9**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**7**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

**4**

1. INSULATION
2. ROOF DECK
3. ROOF FLASHING
4. ROOF CURB
5. ROOF FLASHING
6. ROOF SILL
7. ROOF HEAD
8. ROOF CURB
9. ROOF FLASHING
10. ROOF SILL FLASHING
11. ROOF HEAD FLASHING
12. ROOF CURB FLASHING

NO.	DATE	REVISIONS

**Hodge**  
 1001 1st Ave S  
 Tacoma, WA 98402  
 (253) 733-1111  
 www.hodgeinc.com

**CURRY RV GARAGE**  
 7002 S PUGET SOUND AVE  
 TACOMA, WA 98409

**D1**  
 3 of 4 sheets  
 1/2" x 11" x 17"

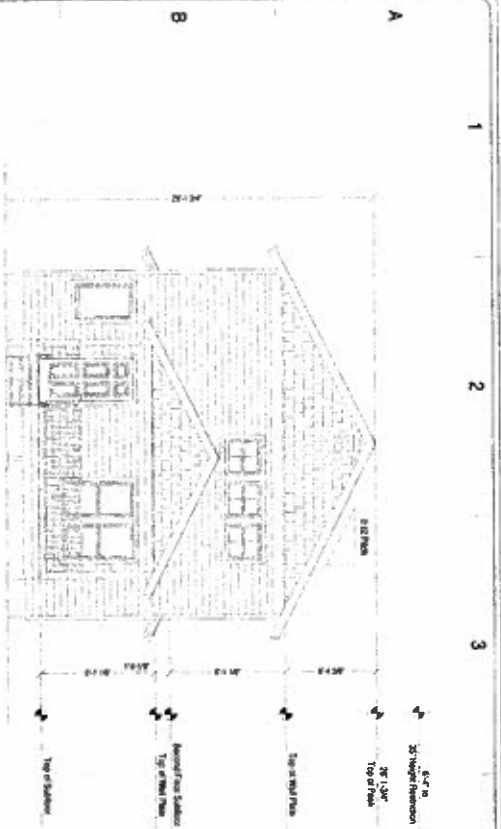




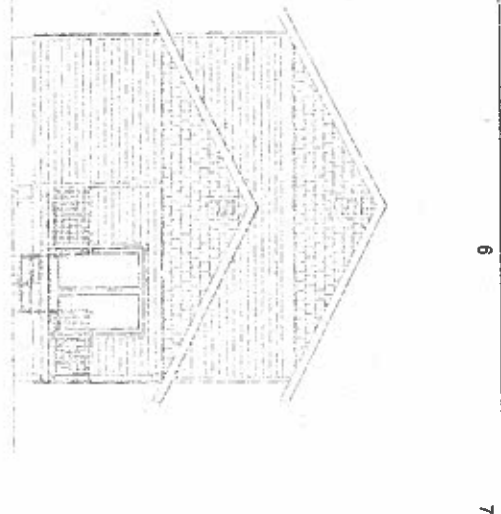
- 1 -

\*CANCEL\*CMB2013 7002 S PUGET SOUND AVE  
Demolish approx 924sf SFD to the foundation and construct new  
1697sf two story SFD.

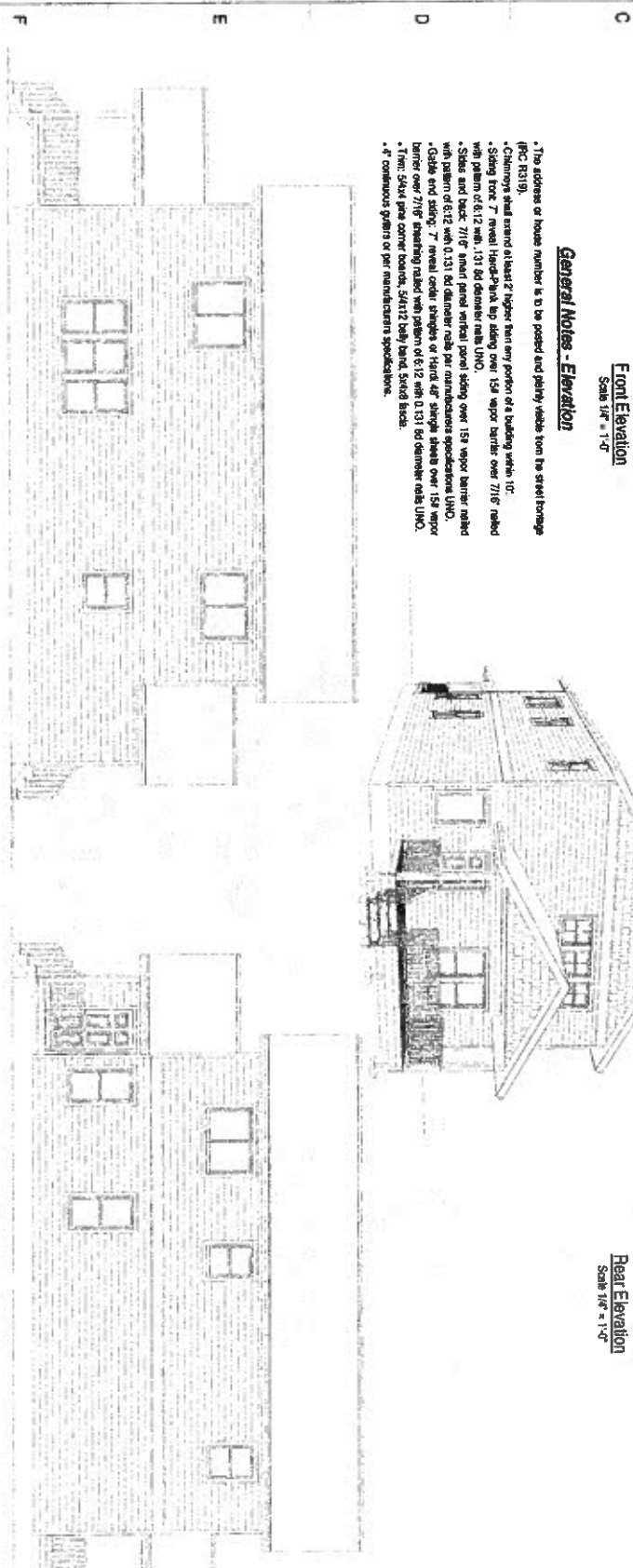




Front Elevation  
Scale 1/4" = 1'-0"



Rear Elevation  
Scale 1/4" = 1'-0"



**General Notes - Elevation**

- 1. The address or house number is to be posted and clearly visible from the street frontage (IRC R319).
- Chimneys shall extend at least 2' higher than any portion of a building within 10'.
- Siding: 7" mineral Hard-Plank, lap siding over 1/2" vapor barrier over 7/16" rained with pattern of 6:12 with 1/31 6d diameter nails U.N.O.
- Sides and back: 7/16" mineral panel vertical panel siding over 1/2" vapor barrier rained with pattern of 6:12 with 0.131 6d diameter nails per manufacturers specifications U.N.O.
- Gable and siding: 7" mineral cedar shingles or Hard 48" shingle shakes over 1/2" vapor barrier over 7/16" flashing rained with pattern of 6:12 with 0.131 6d diameter nails U.N.O.
- Trim: 5/4x4 pine corner boards, 5/4x12 oak hand, solid bands.
- 2" continuous joints or per manufacturers specifications.

Right Elevation  
Scale 1/4" = 1'-0"

Left Elevation  
Scale 1/4" = 1'-0"

EXH. 12 (3)

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Any references to conditions and dimensions shown on the drawings shall be subject to the designer's resolution prior to proceeding with the work, otherwise the contractor shall be solely responsible for such of any necessary revisions.

**Comered LLC**  
7002 S PUGET SOUND AV  
Tacoma, WA 98409  
253-327-3082  
Parcel #: 4940002690

Plan Name  
Elevations

Sheet #

2

of 9  
Project or Package  
#13148761



# Fishing Notes

1 2 3 4 5 6 7

# Exhaust Fans

# Mechanical & Ventilation Notes

# HVAC System

- M1927.1 Fishing** - Approved concrete masonry blocking shall be provided in such a manner as to prevent water from the roof cavity, or penetration of water to the building structural framing components. Subsequent membranes such as flashing shall comply with ASTM 711. The blocking shall extend to the surface of the exterior wall finish.
- M1927.2 Exterior window blocking** - Flashing at exterior window and door openings shall extend to the surface of exterior wall finish or to the water-castive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one of the following:
  1. The manufacturer's installation and flashing instructions, or for applications not addressed in the manufacturer's instructions, flashing shall be installed in accordance with the building manufacturer's instructions. Where blocking instructions or details are not provided, flashing shall be installed at the sill of exterior window and door openings. The blocking shall be sealed or caulked in such a manner as to direct water to the surface of exterior wall finish or to the water-castive barrier for subsequent drainage. Openings using any blocking shall also:
    - 1.2. be installed in accordance with the building design or method of a registered design professional.
    - 1.3. be installed in accordance with the building design or method of a registered design professional.
    - 1.4. be installed in accordance with the building design or method of a registered design professional.
    - 1.5. be installed in accordance with the building design or method of a registered design professional.
- M1927.3 System design** - The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be conditioned to provide supply ventilation.
- M1927.4 System controls** - The whole-house mechanical ventilation system shall be provided with controls that include manual override.
- M1927.5 Mechanical ventilation rates** - The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1907.2.3(1).

- M1927.6 Exhaust Fan (General)** - Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with the section.
- M1927.7 Recirculation of air** - Exhaust air from bathrooms and other rooms that do not have recirculation shall be exhausted directly to the outdoors. Exhaust air from bedrooms and living rooms shall not recirculate into an attic, crawlspace or other areas inside the building.
- M1927.8 Whole-house mechanical ventilation systems** - Whole-house mechanical ventilation systems shall be designed in accordance with Section M1907.2.1 through M1907.2.3.
- M1927.9 System design** - The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be conditioned to provide supply ventilation.
- M1927.10 System controls** - The whole-house mechanical ventilation system shall be provided with controls that include manual override.
- M1927.11 Mechanical ventilation rates** - The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1907.2.3(1).
- M1927.12 Exhaust Fan (General)** - Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with the section.
- M1927.13 Recirculation of air** - Exhaust air from bathrooms and other rooms that do not have recirculation shall be exhausted directly to the outdoors. Exhaust air from bedrooms and living rooms shall not recirculate into an attic, crawlspace or other areas inside the building.
- M1927.14 Whole-house mechanical ventilation systems** - Whole-house mechanical ventilation systems shall be designed in accordance with Section M1907.2.1 through M1907.2.3.
- M1927.15 System design** - The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be conditioned to provide supply ventilation.
- M1927.16 System controls** - The whole-house mechanical ventilation system shall be provided with controls that include manual override.
- M1927.17 Mechanical ventilation rates** - The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1907.2.3(1).

- M1927.18 Exhaust Fan (General)** - Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with the section.
- M1927.19 Recirculation of air** - Exhaust air from bathrooms and other rooms that do not have recirculation shall be exhausted directly to the outdoors. Exhaust air from bedrooms and living rooms shall not recirculate into an attic, crawlspace or other areas inside the building.
- M1927.20 Whole-house mechanical ventilation systems** - Whole-house mechanical ventilation systems shall be designed in accordance with Section M1907.2.1 through M1907.2.3.
- M1927.21 System design** - The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be conditioned to provide supply ventilation.
- M1927.22 System controls** - The whole-house mechanical ventilation system shall be provided with controls that include manual override.
- M1927.23 Mechanical ventilation rates** - The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1907.2.3(1).

- M1927.24 Exhaust Fan (General)** - Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with the section.
- M1927.25 Recirculation of air** - Exhaust air from bathrooms and other rooms that do not have recirculation shall be exhausted directly to the outdoors. Exhaust air from bedrooms and living rooms shall not recirculate into an attic, crawlspace or other areas inside the building.
- M1927.26 Whole-house mechanical ventilation systems** - Whole-house mechanical ventilation systems shall be designed in accordance with Section M1907.2.1 through M1907.2.3.
- M1927.27 System design** - The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be conditioned to provide supply ventilation.
- M1927.28 System controls** - The whole-house mechanical ventilation system shall be provided with controls that include manual override.
- M1927.29 Mechanical ventilation rates** - The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1907.2.3(1).

Table M1907.4	Minimum Required Local Exhaust Rates for One and Two-Family Dwellings
<b>KITCHENS</b>	EXHAUST RATES
1. A kitchen with a range hood, or a separate temperature-rated vent, or a separate pressure-rated vent and a separate temperature-rated vent, or	100 cfm (3.0 m³/min) or 25 cfm continuous
2. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
3. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
4. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
5. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
6. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
7. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
8. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
9. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm
10. A combination pressure- and temperature-rated vent, or	Mechanical exhaust capacity of 50 cfm

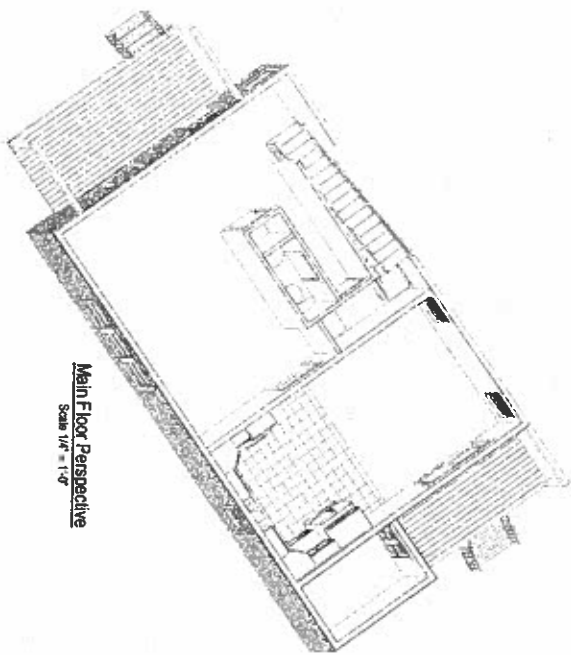
EXH. 12 (4)


**PACIFIC HOME SOURCE**  
 2901 W. Stewart Ave., Puyallup, WA 98971  
 252.823.5424  
 www.pacifichomesource.com

**Covered LLC**  
 7002 S PUGET SOUND AV  
 Tacoma, WA 98408  
 253-327-9682  
 Parcel # - 4940002690

Sheet # **3**  
 of 9  
 Printed on Recycled 100% Post Consumer Waste Paper

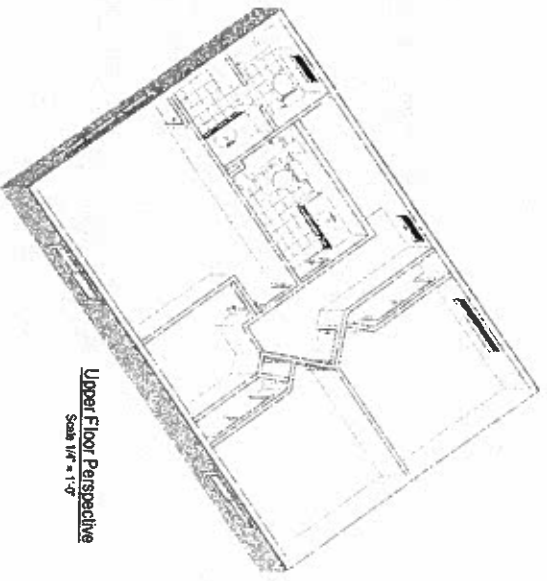
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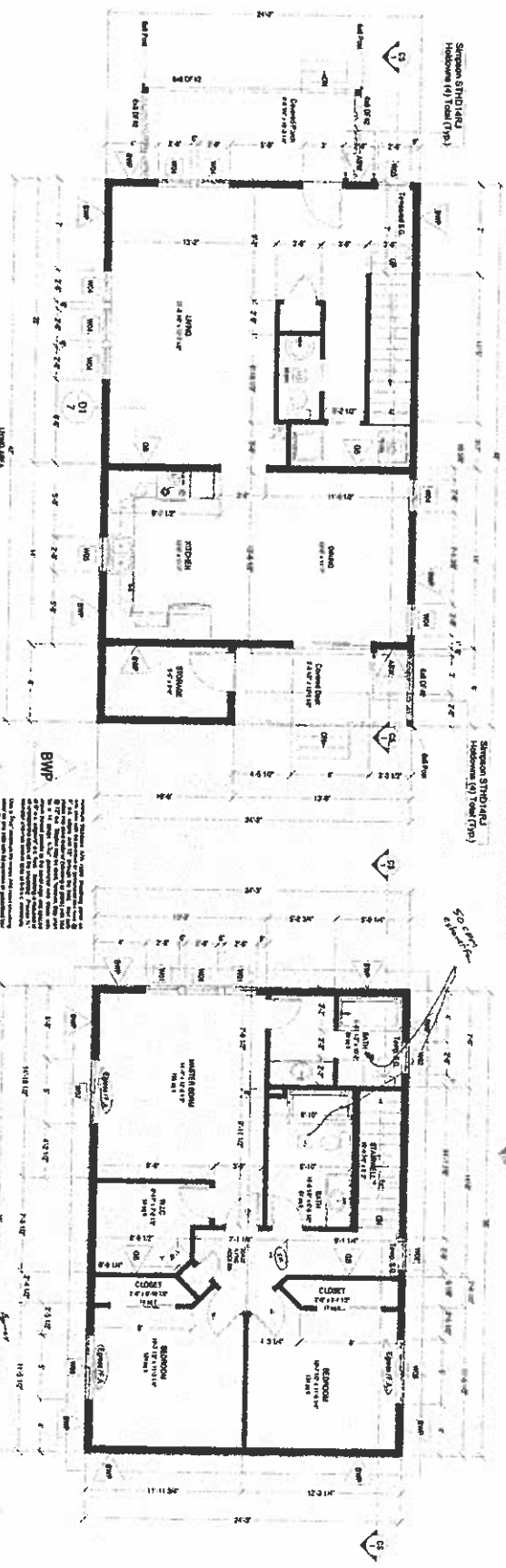
Main Floor Perspective  
Scale 1/4" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
001	CONCRETE	100	YD	120.00	12000.00
002	REINFORCING	50	TON	150.00	7500.00
003	FORMWORK	200	SQ YD	10.00	2000.00
004	BRICK	1000	SQ YD	1.50	1500.00
005	ROOFING	500	SQ YD	3.00	1500.00
006	MECHANICAL	100	HR	100.00	10000.00
007	ELECTRICAL	100	HR	100.00	10000.00
008	PLUMBING	100	HR	100.00	10000.00
009	PAINTING	100	HR	100.00	10000.00
010	LANDSCAPING	100	HR	100.00	10000.00
011	DEMOLITION	100	HR	100.00	10000.00
012	FOUNDATION	100	HR	100.00	10000.00
013	FRAMING	100	HR	100.00	10000.00
014	ROOFING	100	HR	100.00	10000.00
015	MECHANICAL	100	HR	100.00	10000.00
016	ELECTRICAL	100	HR	100.00	10000.00
017	PLUMBING	100	HR	100.00	10000.00
018	PAINTING	100	HR	100.00	10000.00
019	LANDSCAPING	100	HR	100.00	10000.00
020	DEMOLITION	100	HR	100.00	10000.00
021	FOUNDATION	100	HR	100.00	10000.00
022	FRAMING	100	HR	100.00	10000.00
023	ROOFING	100	HR	100.00	10000.00
024	MECHANICAL	100	HR	100.00	10000.00
025	ELECTRICAL	100	HR	100.00	10000.00
026	PLUMBING	100	HR	100.00	10000.00
027	PAINTING	100	HR	100.00	10000.00
028	LANDSCAPING	100	HR	100.00	10000.00
029	DEMOLITION	100	HR	100.00	10000.00
030	FOUNDATION	100	HR	100.00	10000.00

Bubble / Owner to verify all windows and doors type and operation prior to ordering. 20 U Value for all windows and 20 U Value for all Exterior Doors



Upper Floor Perspective  
Scale 1/4" = 1'-0"



Main Floor Plan  
Scale 1/4" = 1'-0"

Upper Floor Plan  
Scale 1/4" = 1'-0"

**ABW**  
**BWP**  
**GB**

Notes:  
1. All work shall be in accordance with the 2009 IRC.  
2. All work shall be in accordance with the 2009 IBC.  
3. All work shall be in accordance with the 2009 IEBC.  
4. All work shall be in accordance with the 2009 IFBC.  
5. All work shall be in accordance with the 2009 IFBC.  
6. All work shall be in accordance with the 2009 IFBC.  
7. All work shall be in accordance with the 2009 IFBC.  
8. All work shall be in accordance with the 2009 IFBC.  
9. All work shall be in accordance with the 2009 IFBC.  
10. All work shall be in accordance with the 2009 IFBC.

Upper Floor Plan  
Scale 1/4" = 1'-0"

Notes:  
1. All work shall be in accordance with the 2009 IRC.  
2. All work shall be in accordance with the 2009 IBC.  
3. All work shall be in accordance with the 2009 IEBC.  
4. All work shall be in accordance with the 2009 IFBC.  
5. All work shall be in accordance with the 2009 IFBC.  
6. All work shall be in accordance with the 2009 IFBC.  
7. All work shall be in accordance with the 2009 IFBC.  
8. All work shall be in accordance with the 2009 IFBC.  
9. All work shall be in accordance with the 2009 IFBC.  
10. All work shall be in accordance with the 2009 IFBC.

EXH. 12 (5)

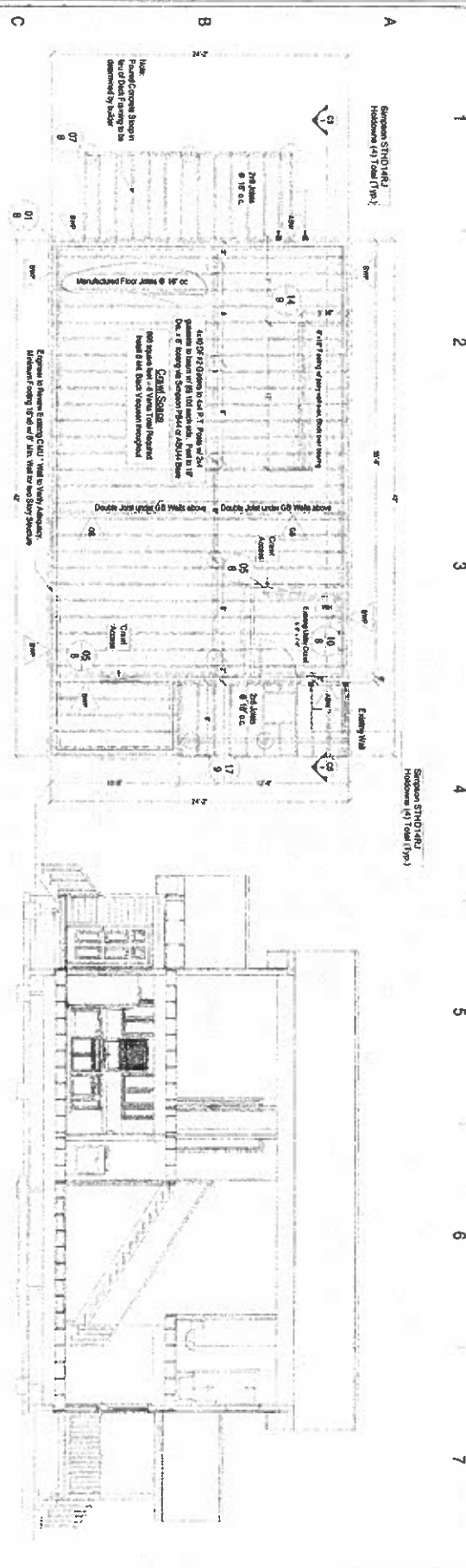
Sheet # 4 of 9  
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Tacoma, WA 98409  
253-327-3082  
Parcel # - 4940002690

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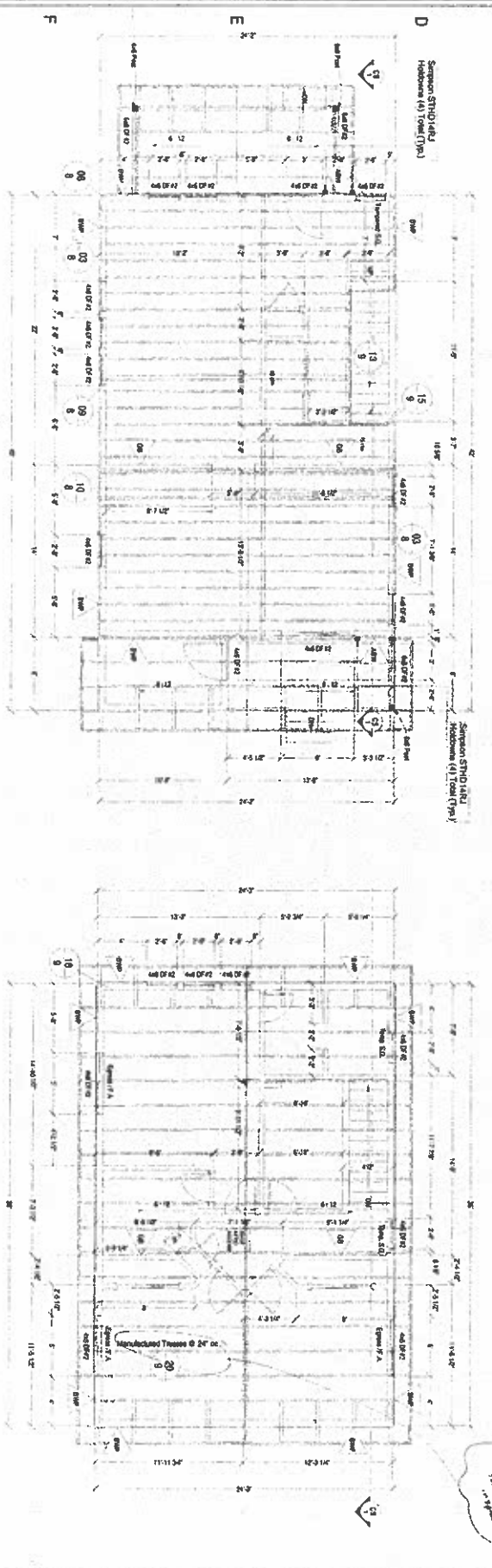
**PACIFIC HOME SOURCE**  
1001 W Street Ave. Puyallup, WA 98471  
253-842-8200  
www.pacifichomesource.com





**Foundation / Main Floor Framing**  
Scale 1/4" = 1'-0"

Note: Modified Footings to be 18" Diameter w/ 8# Post Bases 7/8"



**Upper Floor Framing Plan**  
Scale 1/4" = 1'-0"

**Roof Framing Plan**  
Scale 1/4" = 1'-0"

**Cross Section**  
Scale 1/4" = 1'-0"

*Handwritten note:* Pacific Home Systems is not responsible for any errors or omissions on this drawing.

EXH. 12 (7)

Sheet # **6**  
Plan Name: Farming Plans  
Date: 01/9  
Revised on: 07/2015  
M.L.S. & A.M.

**Corned LLC**  
7002 S PUGET SOUND AV  
Tacoma, WA 98409  
253-327-3082  
Parcel # - 4940002690

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1001 W. Stewart Ave. - Puyallup, WA 98441  
253.327.3022  
www.pacifichomesystems.com

### SEALING REQUIREMENTS

General sealing of exterior joints and penetrations shall be in accordance with the following:

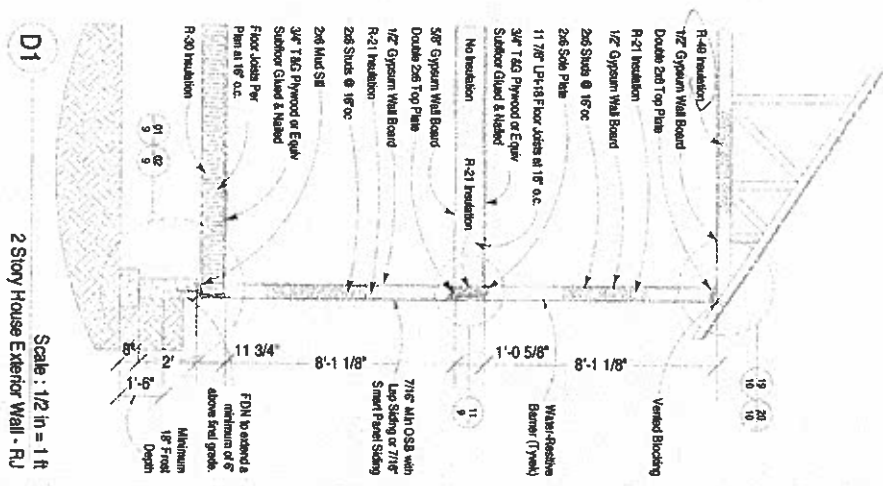
1. Sealing of exterior joints shall be in accordance with the following:
  - a. All exterior joints shall be sealed with a minimum of 1/2" of sealant.
  - b. Sealant shall be applied in a continuous bead.
  - c. Sealant shall be applied in a groove that is 1/2" deep and 1/2" wide.
  - d. Sealant shall be applied in a groove that is 1/2" deep and 1/2" wide.

General sealing of exterior joints and penetrations shall be in accordance with the following:

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  - a. All exterior joints shall be sealed with a minimum of 1/2" of sealant.
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General sealing of exterior joints and penetrations shall be in accordance with the following:

1. Sealing of exterior joints shall be in accordance with the following:
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  - b. Sealant shall be applied in a continuous bead.
  - c. Sealant shall be applied in a groove that is 1/2" deep and 1/2" wide.
  - d. Sealant shall be applied in a groove that is 1/2" deep and 1/2" wide.



Scale: 1/2" = 1'-0"  
2 Story House Exterior Wall - RJ

### Roofing and finishing of studs

Roofing and finishing of studs shall be in accordance with the following:

1. Roofing and finishing of studs shall be in accordance with the following:
  - a. All exterior walls shall be finished with a minimum of 1/2" of finish.
  - b. Finish shall be applied in a continuous coat.
  - c. Finish shall be applied in a coat that is 1/2" thick.
  - d. Finish shall be applied in a coat that is 1/2" thick.

Roofing and finishing of studs shall be in accordance with the following:

1. Roofing and finishing of studs shall be in accordance with the following:
  - a. All exterior walls shall be finished with a minimum of 1/2" of finish.
  - b. Finish shall be applied in a continuous coat.
  - c. Finish shall be applied in a coat that is 1/2" thick.
  - d. Finish shall be applied in a coat that is 1/2" thick.

Roofing and finishing of studs shall be in accordance with the following:

1. Roofing and finishing of studs shall be in accordance with the following:
  - a. All exterior walls shall be finished with a minimum of 1/2" of finish.
  - b. Finish shall be applied in a continuous coat.
  - c. Finish shall be applied in a coat that is 1/2" thick.
  - d. Finish shall be applied in a coat that is 1/2" thick.

### General Notes - Roof & Trusses

General Notes - Roof & Trusses shall be in accordance with the following:

1. All roof trusses shall be in accordance with the following:
  - a. Trusses shall be spaced at 24" on center.
  - b. Trusses shall be spaced at 24" on center.
  - c. Trusses shall be spaced at 24" on center.
  - d. Trusses shall be spaced at 24" on center.

General Notes - Roof & Trusses shall be in accordance with the following:

1. All roof trusses shall be in accordance with the following:
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  - b. Trusses shall be spaced at 24" on center.
  - c. Trusses shall be spaced at 24" on center.
  - d. Trusses shall be spaced at 24" on center.

Scale: 1/2" = 1'-0"  
2 Story House Exterior Wall - RJ

General Notes - Foundation shall be in accordance with the following:

1. All foundation walls shall be in accordance with the following:
  - a. Foundation walls shall be 12" thick.
  - b. Foundation walls shall be 12" thick.
  - c. Foundation walls shall be 12" thick.
  - d. Foundation walls shall be 12" thick.

Scale: 1/2" = 1'-0"  
2 Story House Exterior Wall - RJ

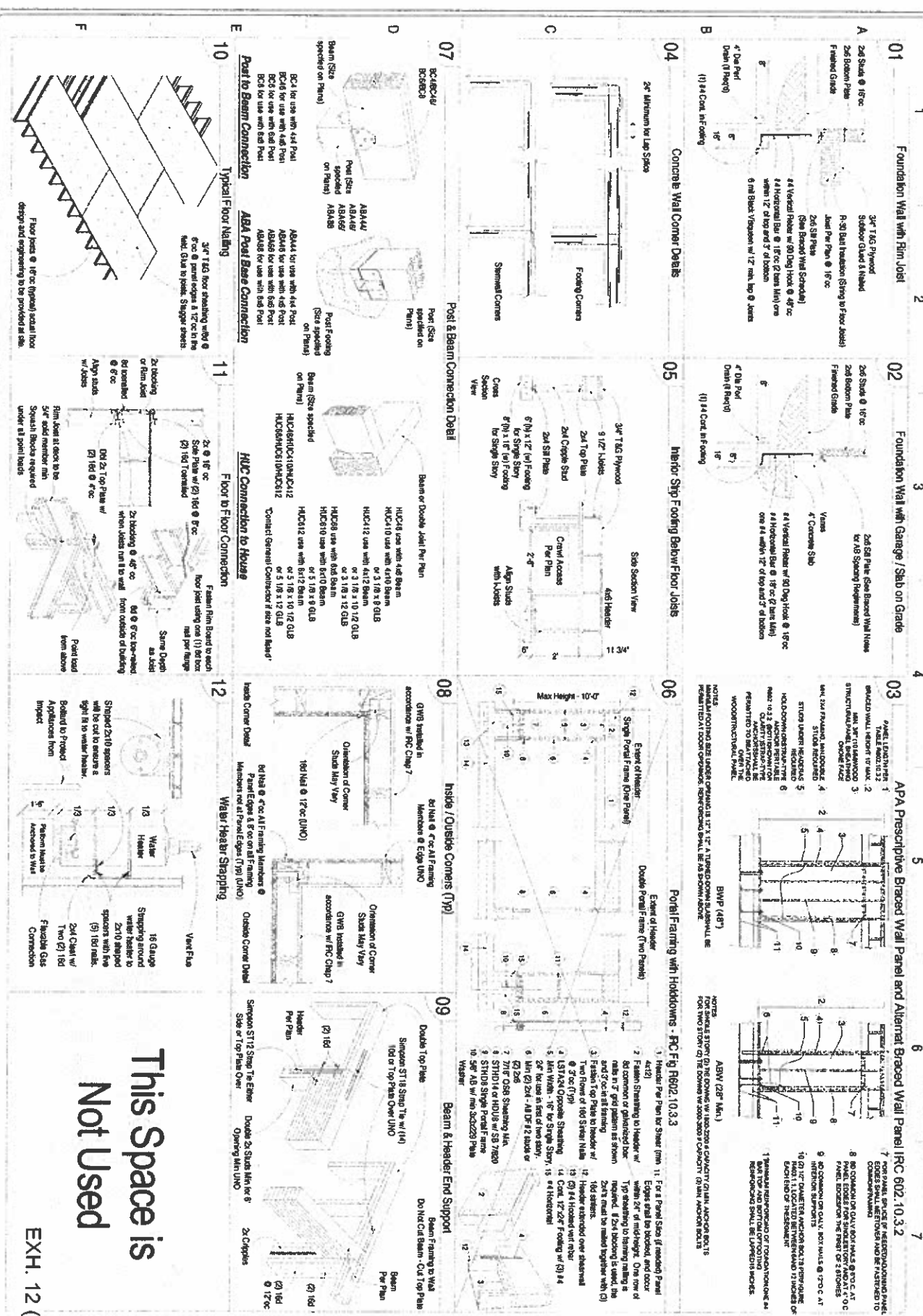
Sheet # 7

**Comered LLC**  
7002 S PUGET SOUND AV  
Tacoma, WA 98406  
253-327-3082  
Parcel # - 4940000690

These plans are the property of Pacific Home Source LLC and may not be used by any person in business without the express written consent of Pacific Home Source LLC. These plans are for use only in the State of Washington and are not to be used in any other state without the express written consent of Pacific Home Source LLC. The user assumes all liability for any use of these plans in any other state without the express written consent of Pacific Home Source LLC. The user assumes all liability for any use of these plans in any other state without the express written consent of Pacific Home Source LLC. The user assumes all liability for any use of these plans in any other state without the express written consent of Pacific Home Source LLC. The user assumes all liability for any use of these plans in any other state without the express written consent of Pacific Home Source LLC.

**PACIFIC HOME SOURCE**  
2021 W. Edward Ave. Puyallup WA 98471  
253 312 8229  
www.pacifichomesource.com





**This Space is  
Not Used**

EXH. 12 (9)

**Corned LLC**  
7002 S PUGET SOUND AV  
Tacoma, WA 98408  
253-327-3092  
Part # 8 - 4940002690

**PACIFIC HOME SOURCE**  
2401 W. Stewart Ave., Puyallup, WA 98443  
www.pacifichomesource.com

Plan Name: Details  
Sheet #: 8  
of 9  
Printed on 05/20/15 at 3:24 PM

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Stair & Guard Rail Requirements

Stair Base Floor Connection

Stair Floor Connection

Stair Floor Connection

Stair Floor Connection

Stair Floor Connection

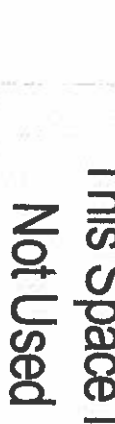
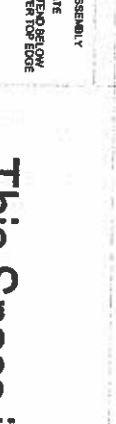
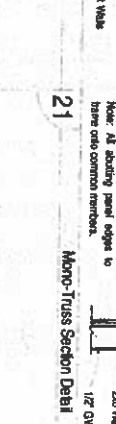
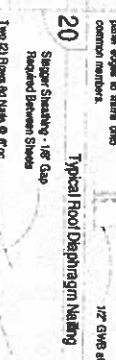
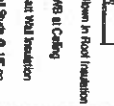
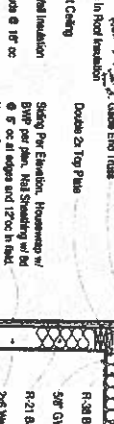
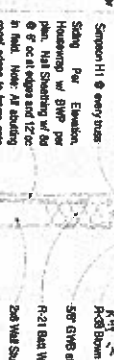
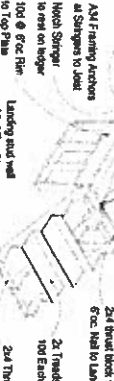
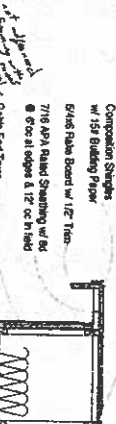
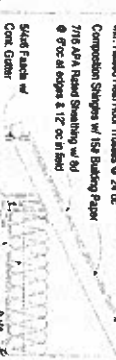
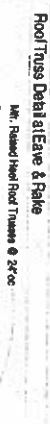
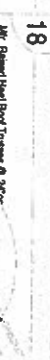
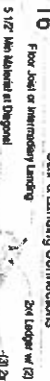
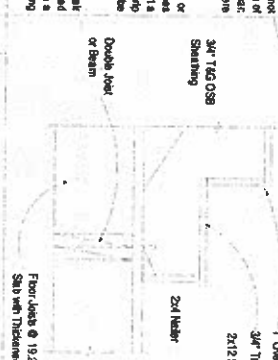
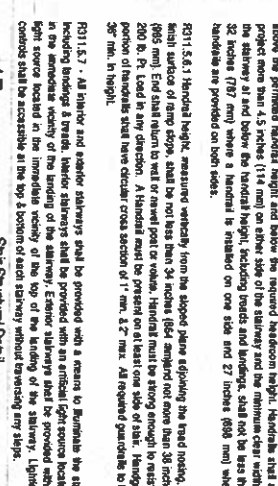
Stair Floor Connection

Stair Floor Connection

R011.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and handrails, shall not be less than 32 inches (813 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.

R011.5.1.1 Vertical height. Measures vertically from the sloped plane equating the tread nosing, or finished string edge, shall be not less than 34 inches (863 mm) and not more than 38 inches (965 mm). End of handrail or newel post or column. Handrails must be strong enough to resist a portion of handrails shall have circular cross section of 1 1/2 in. (37 mm). All fasteners provided to be 3/8 in. in height.

R011.5.1.2 All interior and exterior stairways shall be provided with a means to illuminate the stair leading handrails & treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of the landing of the stairway. Exterior stairways shall be provided with a light source located in the immediate vicinity of the top of the landing of the stairway. Lighting fixtures shall be accessible at the top & bottom of each stairway without traversing any steps.



This Space is  
Not Used

EXH. 12 (10)

9

Sheet #

Per Name

Date

Cornered LLC  
7002 S PUGET SOUND AV  
Tacoma, WA 98406  
253-327-3092  
Parcel # - 4940002690

Pacific Home Source

800 W. Stewart Ave., Puyallup, WA 98471  
253-732-8827  
www.pacifichomesource.com

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Sheet #

Per Name

Date

Cornered LLC  
7002 S PUGET SOUND AV  
Tacoma, WA 98406  
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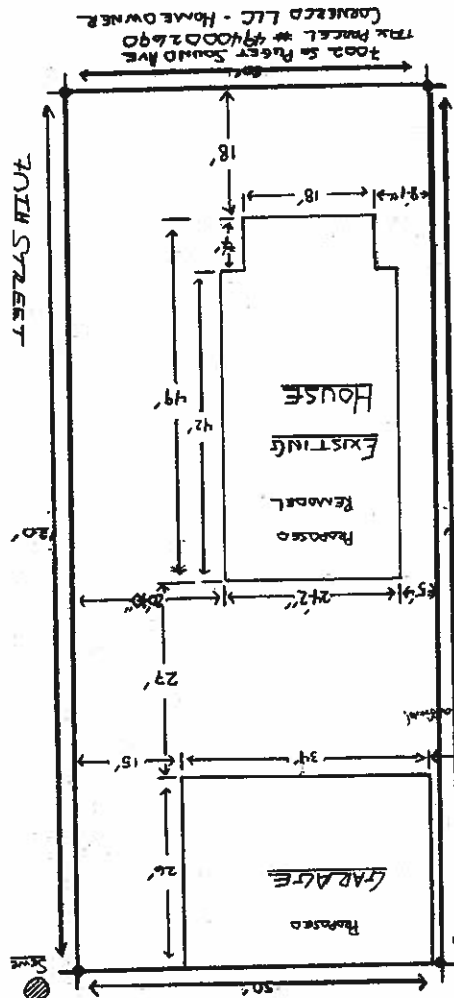
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19

Sheet #



1 cm = 5 ft  
 N  
 Professional Services  
 Engineering Division Review  
 Date: 10/29/13

New detached garage.  
 and remove 2nd story, redo 1st story.

PLANS APPROVED  
 CITY OF TACOMA

DATE	BY	BLDG CODE	STRUCTURAL	ENERGY CODE	ZONING CODE
10/29/13	CD	CD	CD	CD	CD

Restoration of framing, improvements required for framing or decked for downed or damaged structural. (code) 10-913  
 Plans not stamped for building department



Combination Permit For New Single-Family Dwelling Building and Land Use Services  
 Receipt # \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

**CONTRACTOR INFORMATION**

All general contractors will be required to complete the information requested on this sheet prior to the issuance of a combination (building, plumbing and heating permit). Permits will not be issued until this information has been submitted.

Job Site Address 7002 SOUTH PUGET SOUND AVE  
 Legal Description \_\_\_\_\_ Tax Parcel # 4940002690  
 General Contractor Best Enterprises, LLC  
 License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_ Phone (253) 377-0383  
 Plumbing Contractor Harnell & Sons  
 License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_ Phone (253) 802-1680  
 Heating Contractor Sound Heating & Cooling  
 License Number SOA110000400 Expiration Date \_\_\_\_\_ Phone (253) 414-1325

Area (sq. ft.): Bsm: \_\_\_\_\_ 1st Floor: 8167 2nd Floor: 830 Envelope: \_\_\_\_\_  
 Att. Gar: \_\_\_\_\_ Storage: \_\_\_\_\_ Decks: \_\_\_\_\_ Porches: 188

No. Fireplaces: Gas  Zero Clearance  No. Woodstoves: 0  
 (Req. separate permit)

Size of Electric Service: 200 amp  300 amp \_\_\_\_\_ 400 amp \_\_\_\_\_ 600 amp \_\_\_\_\_  
 Electric Service to be: Overhead  Underground \_\_\_\_\_ Underground From Pole \_\_\_\_\_

ELECTRIC: Forced Air  Wall Heater \_\_\_\_\_ Radiant \_\_\_\_\_ AAHX \_\_\_\_\_  
 Baseboard \_\_\_\_\_ Heat Pump/HSPF \_\_\_\_\_ Other \_\_\_\_\_ Watt Output \_\_\_\_\_  
 GAS: Furnace Manufacturer York  
 Make/Model # \_\_\_\_\_  
 BTU Output 40K

OTHER: \_\_\_\_\_  
 I hereby certify that the above information is correct to the best of my knowledge. Any changes will be reported to the Building Division and electrical contractor changes reported to Electrical Inspection Department immediately.  
 Signature(s) \_\_\_\_\_  
 (General Contractor)

EXH. 12 (11)

**BUILDING AND LAND USE SERVICES  
ENERGY FEES PAYMENT**

(All fee applications require a pre-fee meeting)

PROJECT NAME: 702 So Water Boulevard Con Date: 8/16/10 Page: 8 of 10

CONTRACT NO: 2002-5-Dryden Sound Ave Project No: 2002-5-Dryden Sound Ave

CONTRACT ADDRESS: 702 So Water Boulevard Con Project No: 2002-5-Dryden Sound Ave

OWNER: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

DESIGNER: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

TYPE OF WORK: Remodel Project No: 2002-5-Dryden Sound Ave

COMPLIANCE METHOD: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

INSULATION INFORMATION: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

WINDOW, BRIGHT AND GLASS DOOR INFORMATION: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

DOOR INFORMATION: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

HEAT EXHAUST INFORMATION: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

VENT INFORMATION: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

APPLICANT'S SIGNATURE: Greenock & D'Amico Construction Project No: 2002-5-Dryden Sound Ave

DATE: 8/16/10 Project No: 2002-5-Dryden Sound Ave

City of Tacoma  
Minimum Submittal Requirements 4.5.11, Page 2 of 3  
Stormwater Site Plan (SWP)

This is a short report that outlines the existing and proposed site features per MR 11. There is a Short Form SWP that can be utilized for these types of projects. See SWMA Volume 1 Appendix 4. Chapter 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).

<http://www.tacomawater.com/development/2002/02/12/123.pdf>

Operations & Maintenance Manual (OMM)

SWP that employ on-site or in-process surface irrigation shall have an OMM Manual, SWMA Volume 1 Appendix 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).

The Short Form Stormwater Pollution Prevention Plan (SWPPP)

The Short Form SWPPP is typically utilized for projects that are not SWMA Volume 2 Appendix 8 for the Short Form SWPPP.

<http://www.tacomawater.com/development/2002/02/12/123.pdf>

References

- The City's Stormwater Management Manual (SWMM) is available online at [www.tacomawater.com](http://www.tacomawater.com)
- The City's Stormwater Management Manual (SWMM) is available online at [www.tacomawater.com](http://www.tacomawater.com)
- Assistance is also available by calling the Stormwater Center phone at (253) 391-5000 or emailing [stormwater@tacomawater.com](mailto:stormwater@tacomawater.com)

747 Market Street, Room 620 | Tacoma, Washington 98402-3759  
www.tacomawater.com

**EXAMPLE**

City of Tacoma

Stormwater Submittal  
Minimum Requirements 4.5.11

Applicant: Heather  
Project Address: 7002 S Dryden Sound Ave  
Reviewer: Bobbie McDaniel  
Date: 10/28/2013

**Projects that utilize stormwater facilities (detention basins, infiltration systems, catch basins, etc.) shall have an OMM Manual, SWMA Volume 1 Appendix 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).**

The City of Tacoma Stormwater Management Manual (SWMM) outlines how projects that comply with the City's Stormwater Management Manual (SWMM) shall be reviewed in accordance with MR 11.0. There is a Short Form SWPPP that can be utilized for these types of projects. See SWMA Volume 1 Appendix 4, Chapter 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).

**Projects that utilize stormwater facilities (detention basins, infiltration systems, catch basins, etc.) shall have an OMM Manual, SWMA Volume 1 Appendix 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).**

The Short Form Stormwater Pollution Prevention Plan (SWPPP) is typically utilized for projects that are not SWMA Volume 2 Appendix 8 for the Short Form SWPPP.

**Projects that utilize stormwater facilities (detention basins, infiltration systems, catch basins, etc.) shall have an OMM Manual, SWMA Volume 1 Appendix 4, included in the SWP 1, for SWP SWP Appendix (SWP 12).**

**Table of Contents**

Site Plan	2
Stormwater Site Plan (SWP)	3
Operations & Maintenance Manual (OMM)	3
Short Form Stormwater Pollution Prevention Plan (SWPPP)	3
Resources	3

747 Market Street, Room 620 | Tacoma, Washington 98402-3759  
www.tacomawater.com

**Site Plan**

For projects that only need to comply with MR #1-5, 10 and 11, Site Plans are not required to bear the seal of a licensed professional engineer, unless an engineered facility is proposed. Site Plans shall be prepared utilizing a straight edge and features shall be drawn to scale. The drawing shall be sufficiently clear and of a large enough scale to clearly delineate the footprint of structures and other pertinent site features. Site Plans are typically presented on 8 1/2" x 11" or 11" x 17" paper.

The following information is required on the Site Plan:

1. Building Permit Number (an 11 digit # starting with 40000\_\_\_\_\_).
2. Reference other City of Tacoma Permits associated with this project.
3. Scale and north arrow.
4. Legend, if symbols are used that are not labeled in the plan.
5. Adjoining street names.
6. Parcel number(s) for the property.
7. Property boundaries, dimensions and area (in square feet or acres).
8. Existing contour lines from the best available source, spot elevations or indications of direction and steepness of slopes, with the source clearly identified. Existing contour information may be obtained from the City's GovMe website. Engineered designs require field verification of contours.
9. Additional Elevation Requirements:
  - Elevations of any existing or proposed man-made conveyance systems (catch basins, pipe inverts, etc.)
  - Finish floor elevations for all proposed buildings.
  - Invert elevations for connections to existing public utilities.
  - Flow arrows or spot elevations that clearly indicate how driveways and any parking areas are to be graded.
10. Show proposed contours and indicate proposed stormwater flow direction with flow arrows or slope.
11. Existing and proposed structures and other impervious surfaces such as parking lots, driveways, patios, buildings, garages, etc.
12. Existing and/or proposed utilities, with easements identified. Documentation of public and private easements may be required.
13. Identify any on-site or adjacent critical areas, associated buffers (e.g. wetlands, steep slopes, streams, shorelines etc) significant trees and natural vegetation easements, if any.
14. Show natural drainage channels, wetlands, water bodies, etc.
15. Boundaries of proposed area of disturbance, areas to be graded, filled, excavated or otherwise disturbed. (This includes all areas to be graded, where construction materials will be stockpiled or construction traffic routed, etc) The location of stockpiles, haul roads and disposal sites shall also be indicated.
16. Location of and details associated with all stormwater mitigation facilities. If the predesigned systems from the SWMM are used, the details may be copied from the SWMM.
17. Erosion Control Measures (e.g. Silt Fence, check dams, etc)



**2008 Annual Amendment Application No. 2008-04  
South Puget Sound Area-Wide Rezone**

STAFF REPORT

<b>Applicant:</b>	Hoang Phan et.al.
<b>Application #:</b>	2008-04
<b>Type of Amendment:</b>	Area-wide rezone
<b>Current Land Use Intensity:</b>	Medium
<b>Current Area Zoning:</b>	R-2 One-Family Dwelling District
<b>Size of Area:</b>	11 parcels, 1.51 acres
<b>Location:</b>	6802-6846 South Puget Sound Avenue
<b>Neighborhood Council area:</b>	South Tacoma Neighborhood Council District
<b>Proposed Amendment:</b>	Rezone the properties from R2-STGPD (One-Family Dwelling District South Tacoma Groundwater Protection District) to C-2 (General Community Commercial District)

**Description of the Proposed Amendment:**

The proposed amendment would rezone eleven (11) parcels located at 6802-6846 South Puget Sound Avenue to C-2 (General Community Commercial District). The amendment area contains 1.52 acres bounded by S 68<sup>th</sup> Street to the north, South Puget Sound Avenue to the east, S 70<sup>th</sup> Street to the south, and the South Tacoma Way Alley to the west. It is located in the southern portion of the South Tacoma Neighborhood Council District, just east of the South Tacoma Way Manufacturing/Industrial Center. The parcels line one block fronting the western side of South Puget Sound Avenue (see Figure 1)

The parcels are currently zoned R2-STGPD (One-Family Dwelling District. South Tacoma Groundwater Protection District). The current comprehensive plan designation is Medium Intensity (see Figures 2 and 3).

Nine of the eleven parcels are developed with single-family homes, half of which are rental properties. The other half are owner-occupied, and several of these contain a home-occupation.

Figure 1: Proposed Amendment Area



The remaining two parcels do not contain a structure. They are used for auto-storage associated with an adjacent auto-related business.

Surrounding parcel characteristics are as follows:

- To the east, north, northeast, south and southeast of the amendment area, across South Puget Sound Avenue, is a single-family neighborhood, designated Single-Family Intensity and zoned R2-STGPD.
- To the west, northwest and southwest of the amendment area, across the South Tacoma Way Alley,

Figure 2: Current Zoning in the Area

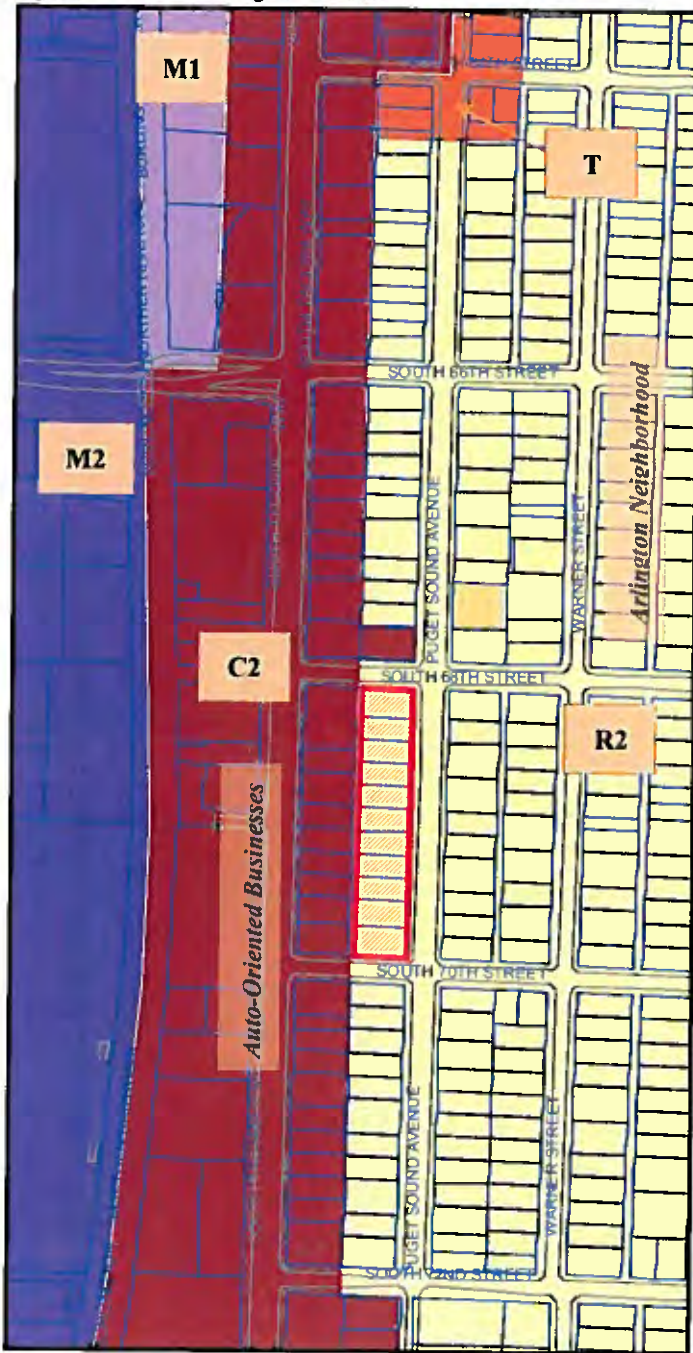
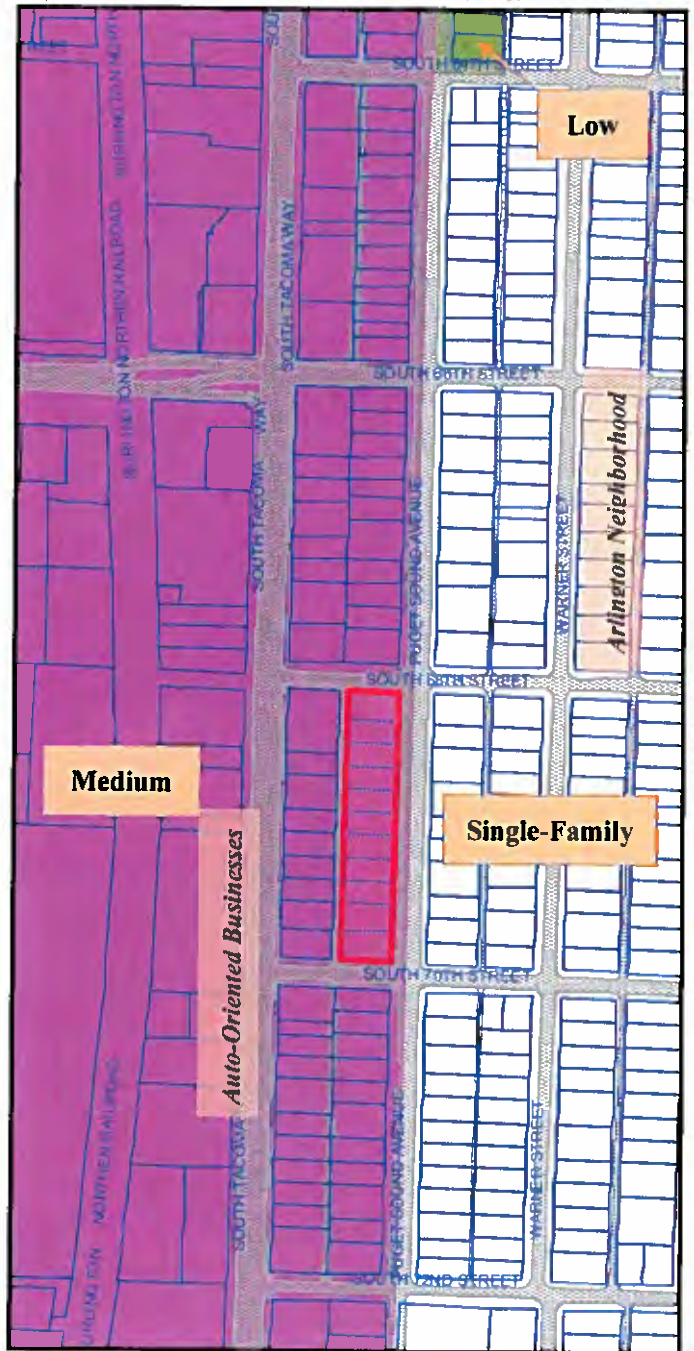


Figure 3: Current Land Use Intensities in the Area



is a major commercial corridor developed with mostly auto-related businesses, such as auto-repair, car retail and auto accessories retail. They are designated Medium Intensity and zoned C2-STGPD.

The amendment area lies along the western border of the Arlington single-family neighborhood. Therefore, the homes along the west side of South Puget Sound are the first line of residential development between the high intensity auto-related businesses along South Tacoma Way to the west, and this low-intensity residential neighborhood to the east (see Figures 2 and 3). The amendment area is accessed via South 68<sup>th</sup> Street and South 70<sup>th</sup> street, which are classified as residential streets, and South Puget Sound Avenue, which is an arterial street.

*Additional Information:*

The applicant, Mr. Hoang Phan, has indicated that his application for a rezone is intended to allow for the expansion of existing auto-related commercial uses located along South Tacoma Way, including his existing home-occupation auto repair business (6746 South Puget Sound). While the primary applicant is Mr. Phan, five additional property owners in the amendment area have signed on as co-applicants. This group of applicants collectively own seven of the eleven parcels contained in the amendment area (see Figure 4). The remaining four property owners have not yet expressed comments to staff regarding this application.

This neighborhood was discussed during the 2004 Comprehensive Plan Amendment process for possible intensity change from Medium Intensity to Single-family Intensity, due to concerns about the adverse impacts on residential homes from adjacent commercial activities. Light and noise pollution have encroached on this single-family neighborhood from nearby auto dealerships. The amendment was not approved at that time, due to the needs expressed by the commercial property owners of the area (see Figure 5). The current application would align with the needs of these commercial property owners.

Figure 4: Properties within the amendment request area owned by the six co-applicants

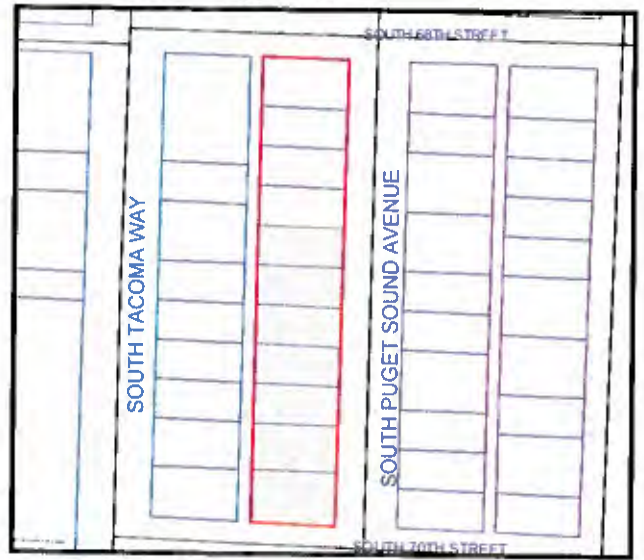
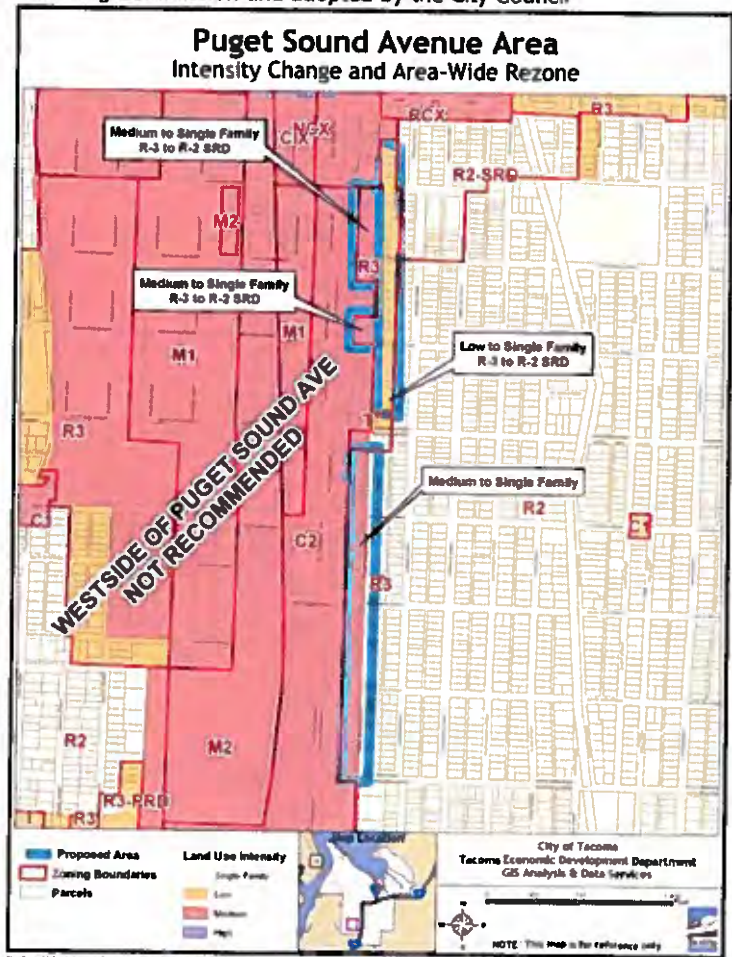


Figure 5: 2004 Annual Amendment Map, as recommended by the Planning Commission and adopted by the City Council





**Major Issues Associated with this Application:**

The following are the major issues discussed in this report. Other minor issues are also described.

- **Consistency.** The existing land use intensity is Medium Intensity. Per the City’s Comprehensive-Plan, each land use intensity designation is related to several zoning classifications. The existing R2 zone is not one of the zones related to the Medium Intensity designation. Consistency between intensity and zoning is not mandated by the Comp-Plan, although it is encouraged.
- **Compatibility.** Although the proposed commercial zoning is compatible with the major commercial corridor adjacent to the west, it may be incompatible with the single-family uses currently developed on the property, and the single-family neighborhood to the east. Noise and light pollution, as well as traffic issues, are existing and potential adverse impacts of the commercial development.
- **Recent Rezones.** Parcels for several blocks along South Puget Sound Avenue to the north and south of the amendment area are experiencing expansion from the commercial areas in the west, east into the residential area. For example, the majority of properties between South 60<sup>th</sup> Street and South 64<sup>th</sup> Street were up-zoned from R2-STGPD to C-2 or to T (Transitional) between 1968 and 1992.

**Applicable Provisions of the Growth Management Act:**

The proposed amendment concerns a change from a lower intensity zoning to a higher intensity zoning within an area that would be characterized as “urban” under the Growth Management Act (GMA). No specific requirements under the GMA are directly applicable to this amendment; however, it is generally consistent with two GMA goals to focus growth in urban areas and promote the retention and expansion of existing businesses.

A third major goal of the GMA is to encourage the availability of affordable housing and encourage preservation of existing housing stock. Approval of this amendment would convert eleven parcels of single-family zoning to commercial zoning, thereby threatening the existing housing stock and spreading commercial uses further east into this predominantly single-family residential neighborhood.

**Applicable Provisions of the Comprehensive Plan:**

The following provisions of the City’s Comprehensive Plan relate to the proposed amendment.

*1. The Growth Strategy and Development Concept Element –*

*Section II – Assumptions, Commercial Development (p GD-4): “Pressure can be expected for additional retail and service uses to support the growing population. It is anticipated that this demand can be accommodated through redevelopment and intensification of uses within established commercial areas.”*

**Discussion:** This residential area is experiencing pressure from the adjacent commercial area. This policy discourages expanding commercial zoning into the single-family neighborhood, because the existing commercial zone should accommodate the growth.

*Section IV – Development Intensities, Medium Intensity Development (p GD-7): “Medium intensity development generates moderate activity patterns and traffic generation. Commercial or industrial activity of community-wide significance as well as medium-density residential development are examples of medium intensity development.”*

*Allowable Density Table (p GD-7): Medium Intensity allowable density = 0-45 du/acre*

**Discussion:** The amendment area’s existing Medium Intensity designation is intended for commercial and industrial activity or medium-density residential development. The existing zoning and uses – single-family homes and home-occupations – are not consistent with this designation. Furthermore, the allowed

Medium Intensity residential density of 45 du/acre is far more intense than currently developed in the amendment area. The proposed C-2 zoning would be consistent with the Medium Intensity designation.

Section V – Concentrations, Medium Intensity Concentrations (GD-10): “Within medium intensity areas, office, light industrial and other medium intensity uses may be located adjacent to single-family residential uses so long as adverse impacts to residential uses are appropriately mitigated.”

**Discussion:** The amendment area, though designated Medium Intensity, consists of primarily single-family uses. Though single-family zoning is not related to Medium Intensity (see discussion of the Generalized Land Use Plan Map, below), single-family uses are allowed. Furthermore, the policy calls for the adverse impacts of the adjacent commercial development to be mitigated. Currently, the commercial uses to the west of and within the amendment area are encroaching on the single-family neighborhood, a trend that would be furthered by the approval of the proposal.

Section VIII Generalized Land Use Plan Map: “It is recognized that some areas of the city may not be zoned consistent with the intensity levels shown on this map. Areas that may need to be rezoned will undergo separate study to determine the appropriate zone changes. The Planning Commission or City Council will normally initiate these studies with the actual zone changes accomplished by established area-wide rezoning procedures. Private property owners or developers also may initiate rezone requests. Such requests must be consistent with the Generalized Land Use Plan Map and adopted policies of the Comprehensive Plan and will be subject to appropriate development controls as determined in established site specific rezone procedures...The following chart depicts the relationship between intensity designations ...and zoning classifications.” (GD-13)

Medium Intensity Designation Zoning Classifications (GD-14):

- *Low-Density Multiple Family Dwelling (R-4L): Permitted uses include multi-family dwellings, day-care centers and special-needs housing (TMC 13.06.130)*
- *Multiple Family Dwelling District (R-4): Permitted uses include multi-family dwellings, day-care centers, juvenile community facilities and special-needs housing (TMC 13.06.125).*
- *General Community Commercial District (C-2): Permitted uses include office, retail, service, and multifamily residential uses (TMC 13.06.200.B.3).*
- *Planned Development Business District (PDB): Permitted uses include warehousing, distribution, light assembly, media, education, research and limited commercial (TMC 13.06.200.B.5).*
- *Heavy Industrial District (M-2): Permitted uses include almost all industrial uses, including uses with extended hours, heavy truck traffic, and higher levels of noise and odors (TMC 13.06.400.B). As previously stated, the project site is within the South Tacoma Groundwater Protection District (STGPD). To protect the City's drinking water, certain heavy industrial uses are prohibited within the STGPD, restricting allowing uses under the M-2 zoning designation (TMC 13.09) (GD-14).*

**Discussion:** The amendment area’s existing zoning is R-2, which is not listed as related to Medium Intensity. Though single-family zoning is allowed in Medium Intensity areas, property owner-initiated rezone applications for consistent zoning are appropriate and could be likely in this area in the future, particularly if the zoning is not changed to a more consistent classification through this process. Such requests are deemed appropriate if consistent with the *Generalized Land Use Plan Map* and Comprehensive Plan policies. The proposed C-2 zone is related to the Medium Intensity designation.

## 2. Generalized Land Use Element –

### Section I General Growth and Development

*Policy Intent “Medium and high intensity uses will be encouraged to develop in concentrations in order to better use the land, limit the spread of higher intensity development, protect low intensity residential neighborhoods and enable the economical provision of public facilities and services. New development should be compatible and “fit in” with the character and nature of existing development. Compatible developments would possess attributes similar and consistent with the main or essential characteristics exhibited by surrounding developments. These characteristics may include building shape and style, orientation and setbacks, architectural details, circulation patterns, location of parking, landscaping, open spaces and streetscape. This does not mean that dissimilar uses cannot be located in the same area, but rather these uses must be designed, scaled and situated in such a way that they are capable of existing in a harmonious manner. An appropriate location for dissimilar uses would be on sites possessing characteristics such as a natural buffer, a location between different intensity levels of development, or a location on a higher volume arterial.” (p. LU-8)*

**Discussion:** Approval of the requested amendment would allow for more intense uses in this Medium Intensity area, consistent with the policy intent of this section. Because the amendment area consists of single-family uses along the western edge of the Arlington single-family neighborhood, approval could encourage the development of incompatible uses, inconsistent with the “fit in” element of the policy intent. However, because the amendment area is designated Medium Intensity and borders Single-Family Intensity, this area should be considered a “location between different intensity levels of development,” which the policy considers an appropriate area for dissimilar uses. According to this policy, new development in the amendment area should receive special attention for compatibility, regarding architectural details, setbacks, landscaping, etc., regardless of its use. This may be difficult to regulate with the proposed C-2 zoning, particularly if done through this area-wide process, which does not allow for site-specific analysis of particular projects and their potential impacts.

*LU-GGD-2 Growth Rate: Foster orderly growth in appropriate locations at a rate consistent with citizen desires and the provision of adequate services and facilities. (p. LU-8)*

*LU-GGD-3 Concentrated Development: Growth and development throughout the urban areas should be regulated, stimulated and otherwise guided towards the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and expand transportation options to the public. (p. LU-GGD-8)*

**Discussion:** Approval of the requested Comprehensive Plan Amendment would allow for more intense development, which would support the City’s future population and/or employment growth and concentrate development in this urban area. However, because the subject properties are oriented to South Puget Sound Avenue, it is likely that a majority of future activity and access to commercial uses in this area would be focused on South Puget Sound Avenue and the adjacent single-family neighborhood.

*Section III Residential Development, General Residential Development Goal: To provide fair and equitable distribution of a variety of housing types and living areas as well as protect and enhance already established neighborhoods (p. LU-27).*

*LU-RDG-4 Housing Opportunities: Encourage the development of residential areas that offer a variety of housing opportunities for all segments of the population within all areas of the city (p. LU-28).*

**Discussion:** By protecting and enhancing this established residential neighborhood, a variety of housing types can be preserved. The amendment area contains nine units of both owner-occupied and rental housing. More housing density could be developed if the amendment area were to be rezoned to a medium intensity residential zone, such as R-4, instead of the proposed C-2.

*LU-RDG-1 Protect Established Residential Areas: Protect, preserve and maintain established residential neighborhood areas where a definite density, housing type and character prevail; nuisances and incompatible land uses should not be allowed to penetrate these areas (p. LU-28).*

*LU-RDG-2 Prohibit Incompatible Land Uses: Prohibit incompatible land uses from situating within or adjacent to existing or future residential developments and gradually eliminate existing incompatible uses from existing residential areas (p. LU-28).*

*LU-RDG-7 Encourage Maintenance and Revitalization of Neighborhoods: Encourage the preservation and/or maintenance of sound, viable neighborhoods and the revitalization of those that are declining (p. LU-28).*

**Discussion:** The amendment area is located at the edge of an established residential area, though recent commercial encroachment has affected the coherence of the single-family neighborhood. Approval of the requested amendment would allow additional incompatible uses, thereby contradicting these policies. Potential incompatibilities could include noise, lighting, glare, traffic, and activity levels. As stated earlier, the amendment area is already subject to adverse impacts from the adjacent auto-related commercial activities. Light and noise associated with commercial uses have encroached upon the vicinity, and rezoning the amendment area would bring similar commercial development further into the Arlington neighborhood.

*LU-RDG-9 Rehabilitation and Renewal Efforts: Encourage and assist deteriorating residential areas in rehabilitation and renewal efforts in order to improve their quality and promote a sound, healthful and safe living environment (p. LU-29).*

**Discussion:** Approval of this amendment would likely contribute to the deterioration of a currently residential area, contradicting this policy to rehabilitate and renew residential areas.

*Section III Residential Development, Low Intensity – Single-Family Detached Housing Areas*

*LU-RDLISFD-3 Discourage Multifamily, Commercial and Industrial Uses: Protect identified single-family detached housing areas by restricting within their boundaries and buffer from the edges of these areas higher residential densities and commercial or industrial uses that can adversely affect the established or planned neighborhood environment (LU-35).*

**Discussion:** Approval of this amendment would contradict this policy by encouraging, rather than restricting commercial development from the boundaries of established neighborhood environments.

*Section IV Commercial Development, Location and Accessibility*

*LU-CDLA-4 Locate in Existing Commercial Areas and in Mixed-use Centers: Encourage new commercial development to locate within existing commercial areas and in mixed-use centers in order to maximize the use of the land and maintain the economic viability of established commercial developments (LU-37).*

**Discussion:** Approval of this amendment would contradict this policy to encourage commercial development within existing commercial areas. Rezoning the amendment area to C-2, General

Community Commercial, would encourage commercial development to spread into an existing residential area, rather than intensifying within the established commercial corridor.

*LU-CDLA-8 Arterial Street Access: Encourage new commercial developments to locate near arterial streets for maximum accessibility and maintenance of efficient traffic flows provided they are designed and situated to be consistent with the established character of the surrounding area (LU-38).*

**Discussion:** The amendment area is located one block from a principal arterial, South Tacoma Way, and is adjacent to South Puget Sound Avenue, which is also an arterial street. The proposal is consistent with this policy.

### *3 Neighborhood Element*

*South Tacoma Neighborhood Area Vision: ...commercial and industrial properties will be protected from residential encroachment such that it limits future commercial or industrial development. The reuse and redevelopment of both commercial and industrial properties should be emphasized in order to increase employment opportunities, protect residential properties, and remove blight...*

*The residential vision is to maintain the area's mix of single-family and multifamily housing while preserving the unique features of South Tacoma neighborhoods...Efforts should be made to buffer quiet neighborhood areas from the onslaught of heavily trafficked commercial areas and transit corridors by applying traffic-calming and other methods as necessary...*

*The commercial vision is to maintain and enhance development within the existing designated commercial and mixed-use districts to enrich the local business area and to protect the residential areas from the effects of the incompatible commercial development (Neigh-11-42)*

*Goal ST-1 Residential: Maintain the area's mix of single-family and multifamily housing while preserving the unique features of South Tacoma neighborhoods.*

*Policy Intent - ...Single-family areas within South Tacoma offer a variety of housing styles, ages and values. A majority of this housing is older with some newer infill structures. This variety provides affordable housing for moderate to lower income households especially for workers employed at nearby commercial and industrial facilities.*

**Discussion:** The South Tacoma Neighborhood vision promotes the protection of residential uses from commercial encroachment, and vice versa. However, the proposal would likely result in commercial uses encroaching on a single-family neighborhood. Because the South Tacoma Neighborhood is proximate to the South Tacoma Manufacturing/Industrial Center, the vision also supports the affordable housing found in the amendment area.

*ST-1.3 Edison-Gray/Arlington Housing Preservation: Support single-family land uses and low intensity designations for properties located east of Puget Sound Avenue between South 48<sup>th</sup> Street and the City limits by not allowing future commercial encroachment.*

**Discussion:** This policy was written specifically to restrict commercial development from encroaching into the residential neighborhood east of South Puget Sound Avenue. However, the amendment area is on the west side of Puget Sound Avenue, thus this policy does not apply. It should be noted that the existing single-family uses in the amendment area serve as a buffer between the existing commercial uses along South Tacoma Way and the residential uses on the east side of Puget Sound Avenue.

*ST-2.3 Land Use Actions on Puget Sound Avenue: Hearing Examiner and/or Land Use Administrator land use actions (e.g., rezones, variances) for proposed non-residential properties located along Puget Sound Avenue from South 50<sup>th</sup> Street to South 74<sup>th</sup> Street shall prevent light, noise and traffic impacts to*

*existing single-family homes through mitigation. Such mitigation may include requiring the installation of down lighting; prohibiting the use of loudspeakers; maintaining a landscape buffer between the proposed use and single-family homes; or employing CPTED (Crime Prevention through Environmental Design) measures to enhance safety of both residential and commercial areas.*

**Discussion:** This policy was adopted to mitigate the adverse impacts that adjacent commercial uses have had on this single-family neighborhood. If the proposed amendment were to be approved, these impacts would likely spread further into the Arlington residential neighborhood, increasing the potential for negative impacts. Further, despite the mitigations promoted by this policy, few established development standards and requirements enforce the needed enhancements and they do not allow for site-specific analysis and mitigation.

*ST-8.1 Buffer Noise Sources: Encourage the use of buffer areas and/or noise absorbing barriers between sources of noise and residential areas or other noise sensitive land uses.*

*ST-8.3 Noise Impacted Areas: Discourage development in noise impacted areas that will significantly increase noise levels by either a direct contribution or by removing an existing natural feature that acts as a noise absorbing barrier.*

**Discussion:** These policies were adopted to mitigate the adverse impacts of noise caused by intensive uses and vehicle traffic. The existing R2-STGPD zoning of the amendment area serves as a buffer between the commercial uses and high vehicular traffic on South Tacoma Way and the single-family neighborhood east of South Puget Sound Avenue. The proposed amendment would allow commercial uses to encroach further into the residential neighborhood.

#### **Applicable Provisions of the Land Use Regulatory Code**

*General Community Commercial District (C2): The District is intended to allow a broad range of medium-to-high intensity uses of larger scale. Office, retail and service uses that serve a large market area are appropriate. Residential uses are also appropriate. This classification is not appropriate inside comprehensive plan designated mixed-use centers or low-intensity areas.*

**Discussion:** The proposed C-2 zone is the more intensive of the City's two basic commercial zones. Allowed uses include retail, restaurants, vehicle sales and services, offices, gas stations, residential uses, special needs housing, and day care centers.

#### **Low-Density Multiple-Family Dwelling District (R-4L) – Intent**

*The intent of the R-4L Low-Density Multiple-Family Dwelling District is to permit the establishment of low-density apartments. It is also the intent of the district to permit the establishment of mobile home parks, retirement homes, and other group type living facilities in locations and on sites approved by the Land Use Administrator. Low-density apartments, retirement homes, group living facilities, and mobile home parks should be located in areas possessing the same amenities and services generally associated with one- and two-family residential dwelling districts.*

*In recognition of the more intensive development of land that is entailed, however, the R-4-L District should be located abutting, or adjacent to, arterial streets, expressways, or freeways. In addition, R-4-L Districts can serve as buffers between one- and two-family residential dwelling districts and (a) commercial or industrial districts, (b) areas possessing unique land use characteristics wholly or partially incompatible with one- and two-family residential dwelling districts, or (c) more intensive multiple-family dwelling districts.*

*The site development standards provided for in the R-4-L District are intended to minimize any adverse effect of permitted or conditional uses on adjoining land.*

**Discussion:** The R-4L zone is the least intensive of the City's three basic multi-family zones and the least intensive zoning classification that fits within the Medium Intensity designation, per the Comprehensive Plan. Allowed uses include single-family, duplex, triplex and multi-family residential uses, retirement and group housing facilities and mobile home parks. This zone is denoted as being appropriate for transitional areas between lower-density residential areas and higher-intensity commercial or industrial areas.

**Amendment Criteria:** Applications for amendments to the Comprehensive Plan and Land Use Regulatory Code are subject to review based on the adoption and amendment procedures and the review criteria contained in TMC 13.02.045.G. Proposed amendments are required to meet at least one of the eleven review criteria to be considered by the Planning Commission. The following section provides a review of each of these criteria with respect to the proposal. Each of the criteria is provided, followed by staff analysis of the criterion as it relates to this proposal.

**1. There exists an obvious technical error in the pertinent Comprehensive Plan or regulatory code provisions.**

Staff Analysis: The proposed amendment does not seek corrections to any error in the Comprehensive Plan or the Land Use Regulatory Code. However, the proposal does seek to improve the consistency between the Comprehensive Plan land use intensity designation for this area and its zoning designation.

**2. The amendment is consistent with the Comprehensive Plan goals or policies or will achieve consistency.**

Staff Analysis: The proposed amendment would be consistent with several Comprehensive Plan policies and intent statements, as discussed above. Policy and intent statements with which the proposed amendment is consistent include: selections from the *Growth Strategies and Development Concept Element, Section IV (Development Intensities) and Section VIII (Generalized Land Use Plan Map)*; policy intent for the *Generalized Land Use Element, Section I*; and Policies LU-GGD-2, LU-GGD-3, and ST-1.3. The application is consistent with these in several ways:

- The proposed amendment would change current zoning such that it is more consistent with Medium Intensity intended densities or zoning classifications.
- The proposed amendment would result in opportunities for greater intensity and compact development

However, the proposed amendment would be inconsistent with the following policies and intent statements : *Selections from the Growth Strategies and Development Concept Element, Section II and Section V*; the Goal for the *Generalized Land Use Element, Section III*; the Vision for the *Neighborhood Element, South Tacoma Neighborhood*; and policies LU-RDG-1, LU-RDG-2, LU-RDG-4, LU-RDG-7, LU-RGD-9, LU-RDLISFD-3; LU-CDLA-4; LU-CDLA-8, ST-1.3, ST-2.3, ST-8.1 and ST-8.3. The application is inconsistent with these in several ways:

- The proposed amendment would encourage commercial uses to spread into the amendment area, rather than concentrating within the existing commercial center, where adequate infrastructure exists.

- The proposed amendment would disrupt the existing single-family residential area by allowing additional incompatible land uses, thereby failing to protect an existing residential area.

**3. Circumstances related to the proposed amendment have significantly changed, or a lack of change in circumstances has occurred since the area or issue was last considered by the Planning Commission.**

Staff Analysis: As discussed in the first section of this report, the City previously considered a Comprehensive Plan amendment to reduce the intensity designation of a four-block area that included this application's amendment area. The 2004 application proposed to reduce the designation from Medium Intensity to Single-family Intensity, in reaction to the adverse impacts on residential homes from adjacent auto-oriented commercial activities. Approval of that proposal would have ensured the preservation of the relatively low intensity character of the area, and limited the possibility for commercial uses to encroach on the Arlington neighborhood. The result would have been the opposite of the amendment currently under consideration. However, that proposal was not approved by the City Council, due in part to the needs and concerns expressed by local business owners. The auto-oriented businesses that the community was attempting to limit with the 2004 proposal are likely the types of businesses that will develop in the amendment area if the current proposal is approved. In fact, a single parcel located at the northwest corner of South 68<sup>th</sup> and South Puget Sound Avenue was rezoned from R-2 to C-2 in 2006 to allow for the expansion of an auto-oriented business.

Because conditions on the amendment area and adjacent areas have not changed significantly since the 2004 proposal, approval of this amendment would be consistent with the previous decision. It should be noted, however, that zoning classifications other than C-2, such as R-4L, would also be consistent with the Medium Intensity designation and may generate fewer land use conflicts.

**4. The needs of the City have changed, which support an amendment.**

Staff Analysis: The needs of the City have not changed in recent years to any degree that would affect whether the proposed amendment should be supported.

**5. The amendment is compatible with existing or planned land uses and the surrounding development pattern.**

Staff Analysis: Because the amendment area is located at the border between a single-family neighborhood and a major commercial corridor, it is debatable whether the proposed commercial zoning is compatible with the existing land uses. Potential commercial uses under the proposed C-2 zone would be compatible with similar uses to the west (and could potentially include an expansion of those existing businesses). However, potential commercial uses could be incompatible with the existing residential uses to the east of the amendment area due to noise, light, and activity levels associated with commercial uses. They could also be incompatible with residential uses within the amendment area, some of which may remain single-family homes following any rezone. Recent rezones three blocks north of the amendment area are similar to this proposed amendment, and have resulted in increased land use conflicts between commercial and residential uses.



- 6. Growth and development, as envisioned in the Plan, is occurring faster, slower, or is failing to materialize.**

Staff Analysis: Not applicable for this proposed amendment.

- 7. The capacity to provide adequate services is diminished or increased.**

Staff Analysis: The proposed amendment will not directly affect capacity.

- 8. Plan objectives are not being met as specified, and/or the assumptions upon which the plan is based are found to be invalid.**

Staff Analysis: Not applicable for this proposed amendment.

- 9. Transportation and and/or other capital improvements are not being made as expected.**

Staff Analysis: Not applicable for this proposed amendment.

- 10. Substantial similarities of conditions and characteristics can be demonstrated on abutting properties that warrant a change in land use intensity or zoning classification.**

Staff Analysis: Approximately 30 parcels located several blocks north and south of the amendment area (which are also located at the border between residential and commercial areas) have been up-zoned from R-2 to C-2. Similarly, one parcel located directly north of the amendment area (on the corner of South 68<sup>th</sup> Street and South Puget Sound Avenue) has recently been up-zoned from R-2 to C-2. Though not permitted, several auto-oriented businesses have used parcels within the amendment area for commercial uses. This suggests a trend towards rezoning the west side of South Puget Sound Avenue in the vicinity of the amendment area to higher intensity zoning due to incompatibility from noise, light and activity levels.

However, the trend to allow for expansion of auto-oriented uses back to South Puget Sound Avenue may not be appropriate, as discussed throughout this report. In particular, it may not be appropriate to allow for such expansion without the type of site specific review that could address particular impacts and help ensure appropriate transitions. Though up-zoning may be warranted, the C-2 zone may not be the most appropriate zone to be applied to the amendment area through this process.

- 11. A question of consistency exists between the Comprehensive Plan and its elements and RCW 36.70A, the County-wide Planning Policies for Pierce County, Multi-County Planning Policies, or development regulations.**

Staff Analysis: Not applicable for this proposed amendment.

**Reclassification Criteria:** *Applications for area-wide zoning reclassifications are subject to review based on the amendment procedures and the review criteria contained in TMC 13.02.053.3. Proposed reclassifications are required to meet at least one of the six review criteria to be considered by the Planning Commission. The following section provides a review of each of these criteria with respect to the proposal. Each of the criteria is provided, followed by staff's analysis of the criterion as it relates to this proposal.*

- (a) Substantial evidence is presented demonstrating that growth and development is occurring in a different manner than presented in the Comprehensive Plan.**

Staff Analysis: The Comprehensive Plan currently designates this area for Medium Intensity development. The existing development pattern and zoning are not consistent with this long term vision for how this area should develop. While the current and recent development of this area does provide some transition and buffering for the homes across South Puget Sound Avenue, as called for in the plan, it does not provide for medium intensity residential or commercial growth.

- (b) The proposed area-wide reclassification is consistent with the Comprehensive Plan and the Generalized Land Use Plan map.**

Staff Analysis: As discussed in criterion 2 of the Amendment Criteria section above, the proposed amendment is consistent with some policies of the Comprehensive Plan, yet inconsistent with many others. The application is consistent with the Plan in that it would support more intensive and compact development, and rezone the parcels such that they are consistent with the Generalized Land Use Plan map. The application is inconsistent with the Plan in that it would encourage the encroachment of commercial development into established residential areas, likely with little buffering or transition, thereby creating potential land use incompatibilities.

- (c) The reclassification is needed to further implement the Comprehensive Plan.**

Staff Analysis: While rezoning the amendment area to C-2 would increase consistency with the land use intensity designation, other zoning classifications, such as a medium intensity residential zone, could also increase consistency while providing a better transition and not resulting in as many land use incompatibilities.

- (d) The proposed reclassification is needed to maintain consistency with proposed amendments to the Comprehensive Plan.**

Staff Analysis: There are currently no proposed amendments to the Comprehensive Plan associated with this area or affecting this specific proposal.

- (e) There is substantial evidence presented showing inconsistency between the designated land use intensity in the subject area and the existing zoning.**

Staff Analysis: The designated land use intensity is Medium Intensity. The existing zoning is R2-STGPD, which is listed in the Plan as related to the Single-Family Detached land use intensity. The proposed amendment would increase consistency between the designated intensity and the zoning. However, there are other zones that are consistent with the designated intensity, such as a Medium Intensity residential zone, that would not result in the encroachment of commercial uses into a residential area and associated incompatibilities.

- (f) The subject property is suitable for development in general conformance with the zoning standards under the recommended rezone classification.**

Staff Analysis: As discussed throughout this report, the subject property is both suitable and unsuitable for the commercial development that could occur with the proposed rezone to C-2. Because the amendment area is located on the border between two dissimilar land uses (single-family residential and commercial), the proposed amendment is consistent with the land uses to the west and inconsistent with the land uses to the east. There may be other land uses that would be more suitable

for the amendment area if it is to redevelop. Multi-family housing would be one example. Multi-family housing would provide a more suitable buffer between commercial and single-family uses without the type and level of incompatibilities associated with commercial uses.

**Economic Impact Assessment:**

**Staff Analysis:** The proposed amendment would expand commercial zoning to include 11 parcels on approximately 1.52 acres. Future development on the subject parcels, if they were rezoned C-2, could include large office (up to 45 feet in height), retail and service uses as well as some residential. Because of the adjacent land uses, historic development pattern and stated property-owner intentions, it is anticipated that auto-oriented businesses would be developed on a significant proportion of the amendment area parcels.

Commercial uses would provide a small amount of job growth and associated increases in spending and business tax revenue, as well as increased property tax. If a multi-family housing use were to be constructed on the subject parcels, the tax base would also increase, as the residential density would be higher. In both cases, if redevelopment occurs, there would be some short-term tax revenues from construction. A minor increase in demand for law enforcement would be associated with commercial use of the amendment area. Commercial uses would also increase use of South Puget Sound Avenue, increasing maintenance costs. The overall economic effect of the proposed rezone to C-2 would likely be a small positive impact. A positive impact would also occur if the area were to be rezoned to a multi-family zone.

**Proposed Change:**

**Summary:**

Based upon the review of the Comprehensive Plan policies, Land use Regulatory Code and other factors, as described above, the proposed amendment to change the zoning from R2-STGPD to C-2 does not adequately meet the amendment criteria.

Three major issues discussed in this report are consistency with the Comprehensive Plan, compatibility between land uses, and recent rezones in this area.

- **Consistency.** The existing land use intensity is Medium Intensity. Per the City's Comprehensive Plan, each land use intensity designation is related to several zoning classifications. The existing R-2 zone is not one of the zones related to the Medium Intensity designation. Consistency between intensity and zoning is not mandated by the Comprehensive Plan, although it is encouraged.
- **Compatibility.** Because the proposed amendment area is located at a transition point between two different land uses (single-family residential and commercial), the proposed zoning could be considered both compatible and incompatible with surrounding land uses. It would be compatible with existing commercial land uses to the west, but incompatible with the existing residential land uses both within the amendment area and to the east. Existing auto-oriented commercial development to the west has adversely affected residential uses to the east. Specifically, impacts include light, noise, appearance and activity levels. Approval of this amendment would likely increase this incompatibility. Commercial development would increase traffic on South Puget Sound Avenue, which would adversely affect the residential development on the east side of the street. In contrast, several blocks north, where up-zoning and commercial development have already occurred, the commercial uses on South Tacoma Way cover the entire block, such that the back of the development faces South Puget Sound Avenue. In this case, vehicular traffic is contained to South

Tacoma Way. This configuration would not be possible in the amendment area, because an alley lies between South Tacoma Way and South Puget Sound Avenue, preventing development on the amendment area from being served by South Tacoma Way.

- **Recent Rezones.** Parcels for several blocks along South Puget Sound Avenue to the north and south of the amendment area are experiencing pressure for expansion of the commercial areas in the west, east into the residential area. For example, the majority of properties between South 60<sup>th</sup> Street and South 64<sup>th</sup> Street were up-zoned from R2-STGPD to C-2 or to T (Transitional) between 1968 and 1992.

***Preliminary Recommendation:***

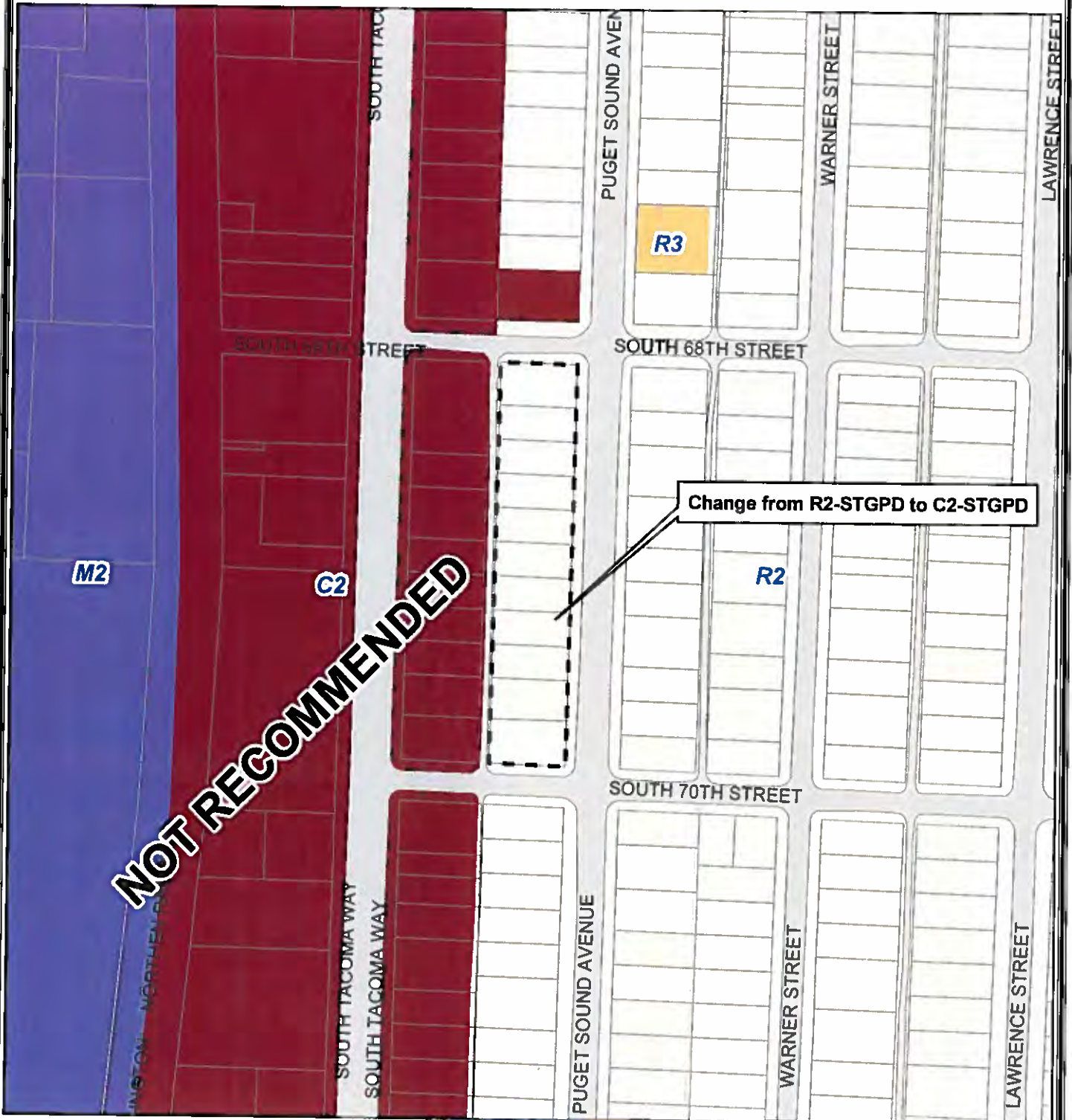
The preliminary recommendation is to deny the requested amendment for an area-wide rezone to C-2, and instead, consider other zoning classifications that are consistent with the Medium Intensity designation yet more compatible with existing residential uses, and that would provide an appropriate buffer between the commercial and single-family residential areas. Therefore, the proposal is to rezone the amendment area from R2-STGPD to R4L-STGPD. It is also recommended that other, similar parcels directly north and south of the amendment area be rezoned to R4L-STGPD, for a total of almost four half-blocks between South 64<sup>th</sup> Street and South 72<sup>nd</sup> Street, as similar conditions in these adjacent areas will likely result in similar applications in the future. Proactively rezoning these parcels would prevent future incompatibilities and reduce the pressure for expansion of commercial uses that would negatively impact the residential area. It should be noted that this proactive rezoning would not prevent future site-specific applications for rezones in these areas to commercial zones that could allow for auto-oriented or other businesses. However, through those site-specific rezones processes, the City would be better able to address the potentially greater impacts from such uses on the residential areas to the east, as called for in the Comprehensive Plan.

**Exhibits:**

- A. Map of Applicant Request (not recommended)
- B. Map of Proposed Change

# Application #2008-04 - Exhibit A

## Applicant Request



**NOT RECOMMENDED**

Change from R2-STGPD to C2-STGPD

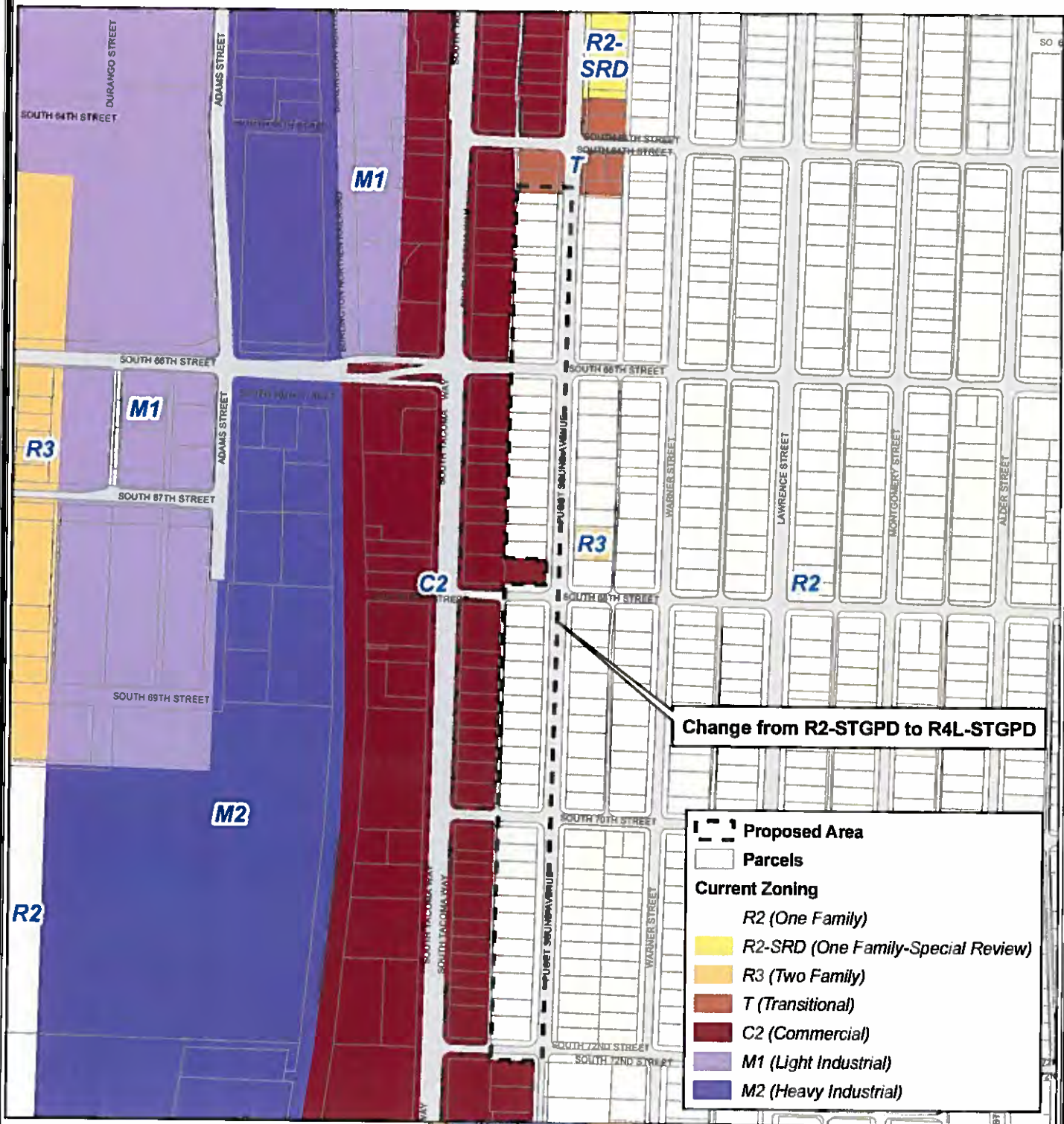
<ul style="list-style-type: none"> <li> Proposed Area</li> <li> Parcels</li> </ul>	<p><b>Current Zoning</b></p> <ul style="list-style-type: none"> <li> R2 (One Family)</li> <li> R3 (Two Family)</li> <li> C2 (Commercial)</li> <li> M2 (Heavy Industrial)</li> </ul>	<p><b>Map Location</b></p>	<p><b>City of Tacoma</b> Community &amp; Economic Development Department GIS Analysis &amp; Data Services</p> <p>0 100 200 400 Feet</p>
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EXH. 13 (16)

NOTE: This map is for reference only.

# Application #2008-04 - Exhibit B

## Proposed Change



Change from R2-STGPD to R4L-STGPD

**Proposed Area**

**Parcels**

**Current Zoning**

- R2 (One Family)
- R2-SRD (One Family-Special Review)
- R3 (Two Family)
- T (Transitional)
- C2 (Commercial)
- M1 (Light Industrial)
- M2 (Heavy Industrial)



City of Tacoma  
Community & Economic Development Department  
GIS Analysis & Data Services



EXH. 13 (17)

NOTE: This map is for reference only.

Accepted by City Council  
Feb. 21, 1949

*Edna Melano*  
Deputy City Clerk.

E A S E M E N T

THIS INDENTURE WITNESSETH, that ~~BERT E. WESTBY and CAROLINE R. WESTBY,~~  
 husband and wife; JAMES R. WOOD and FLORENCE L. WOOD, husband and wife; JOHN  
 DOLGE and MARY DOLGE, husband and wife; HAROLD O. FENTON and LUETTA A. FENTON,  
 husband and wife; JAMES G. HARKNESS and DOROTHY HARKNESS, husband and wife;  
 FRANK J. DENNIE and CECELIA DENNIE, husband and wife; R. MORE JOHNSON and  
 DOROTHY S. JOHNSON, husband and wife; MARCUS G. WELLS and FLORENCE A. WELLS,  
 husband and wife; LEO CHARLES SAYRE and PEGGY O. SAYRE, husband and wife; JAMES  
 D. LUMPKIN and BERNICE G. B. LUMPKIN, husband and wife; ~~WM. F. MERKLE and LENA~~  
~~MERKLE, husband and wife; LEE S. COLGROVE and HAZEL M. COLGROVE, husband and wife;~~  
 H. L. HANSON and MAE HANSON, husband and wife; NEWTON J. SHERRILL and EMILY E.  
 SHERRILL, husband and wife; ~~P. OSCAR STORLIE and EUNICE C. STORLIE, husband and~~  
~~wife; S. M. LESNICK~~ ; HARRY L. KUELPER and MABEL  
~~S. KUELPER, husband and wife; NETTIE S. MARTIN, a widow, and MARY BOSKO~~

E-2175

, the owners of the property hereinafter described,  
 for and in consideration of the sum of ONE (\$1.00) DOLLAR and other good and  
 valuable consideration to them in hand paid by the CITY OF TACOMA, a municipal  
 corporation, the receipt of which is hereby acknowledged, have granted and do  
 hereby grant unto said City of Tacoma the perpetual right and privilege to con-  
 struct and maintain a sewer over and through the following described property:

West 10 feet of Block 25, Kenilworth Park Addition to Tacoma,  
 Washington, and East 10 feet of Block 26, Kenilworth Park  
 Addition to Tacoma, Washington,

together with the right to enter upon said premises at any time with all necessary  
 men, materials and appliances for the purpose of constructing, inspecting, operating,  
 repairing and maintaining the same.

IN WITNESS WHEREOF, we have hereunto subscribed our names at Tacoma  
 Washington, this 12 day of August, 1948.

NW 30-20-3  
 1131

*M. James Lumpkin*  
*(Mrs) Bernice B. Lumpkin*

1. *Ohl* *D.E. Mattie*  
 City Engineer

THE APPROVED  
 CORPORATION COUNSEL  
 Correct as to Description

444

✓ R. Mose Johnson	James Harbness
✓ Dorothy J. Johnson	Dorothy Harbness
✓ <del>Mary J. Tolge</del>	
✓ John Tolge	
✓ Florence J. Wood	
✓ James R. Moody	
✓ Harold C. Fenton	
✓ Luetta A. Fenton	
✓ Marand H. Wells	
✓ Thome A. Wells	
✓ Leo C. Payne	
✓ Peggy C. Payne	
✓ Newton J. Sherrill	
✓ Emily E. Sherrill	
✓ H. A. Hanson	
✓ Mal Hanson	
✓ Frank D. Dennie	
✓ Cecelia Dennie	

E-2175



1509347

STATE OF WASHINGTON }  
County of Pierce } ss

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 12 day of August, 1948, personally appeared before me ~~BERT E. WESTBY and CAROLINE B. WESTBY, husband and wife;~~ JAMES R. WOOD and FLORENCE L. WOOD, husband and wife; JOHN DOLGE and MARY DOLGE, husband and wife; HAROLD O. FENTON and LUETTA A. FENTON, husband and wife; JAMES G. HARKNESS and DOROTHY HARKNESS, husband and wife; FRANK J. DENNIE and CECELIA DENNIE, husband and wife; R. MORE JOHNSON and DOROTHY S. JOHNSON, husband and wife; MARCUS G. WELLS and FLORENCE A. WELLS, husband and wife; LEO CHARLES SAYRE and PEGGY O. SAYRE, husband and wife; JAMES D. LUMPKIN and BERNICE G. B. LUMPKIN, husband and wife; ~~W. F. MERKLE and LENA MERKLE, husband and wife; LEE S. COLGROVE and HAZEL N. COLGROVE, husband and wife; H. L. HANSON and MAE HANSON, husband and wife; NEWTON J. SHERRILL and EMILY E. SHERRILL, husband and wife; P. OSCAR STORLIE and EUNICE C. STORLIE, husband and wife; S. M. LESNICK~~ HARRY L. KUEHLER and MARIE E. KUEHLER, husband and wife; NETTIE S. MARTIN, a widow, and MARY BOSKO, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



H. Ingham  
Notary Public in and for the State of Washington, residing at Tacoma in said County

Filed for record Mar. 1 1949 10 29  
Request of City Controller a.m.  
JACK W. SONNTAG, C. Auditor

TRUCK & RENTALS Co  
1000 1st St  
Tacoma, Wash.  
April 10 1949



To State and for all other  
days of month in addition

THE STATE OF WASHINGTON  
COUNTY OF PIERCE

BEFORE ME, the undersigned authority, on this day personally appeared  
[Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

County of Pierce }  
State of Washington } ss

RECORDED  
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Mar 1 10 20 AM '49

J. W. SONNAG, AUDITOR  
PIERCE COUNTY, WASH.  
DEPUTY

P. Council

1203315

1509347

Handwritten initials and numbers: 1509347

CONGRESS CITY HALL  
TACOMA WASHINGTON

REC'D



## Determination of Environmental Nonsignificance (DNS)

Related File Number: REZ2015-40000261491

**To:** All Departments and Agencies with Jurisdiction

**Subject:** Determination of Environmental Non-significance

In accordance with *Washington Administrative Code (WAC) 197-11-340*, a copy of the Determination of Nonsignificance (DNS) for the project described below is transmitted.

**Applicant:** Heather Curry, Cornered LLC, 3008 Magnolia Lane, Gig Harbor, WA 98335

**Proposal:** The applicant is proposing to rezone one parcel from "R-4L" Low-Density Multiple Family Dwelling District to "C-2" General Community Commercial District. SEPA review is being triggered for the rezone application.

**Location:** 7002 South Puget Sound Avenue (Parcel 4940002690)

**Lead Agency:** City of Tacoma

**City Contact:** Charla Kinlow  
Associate Planner  
Planning and Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402  
253-594-7971, ckinlow@cityoftacoma.org

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the *Washington State Environmental Policy Act (SEPA)* pursuant to *RCW 43.21C*.

## **Findings of Fact:**

### **General:**

1. The applicant is proposing to rezone one parcel from "R-4L" Low-Density Multiple Family Dwelling District to "C-2" General Community Commercial District.

An environmental review is required for issuance of a rezone decision in accordance with the SEPA, RCW 43.21C, *Washington Administrative Code (WAC)* 197-11-800 (6), and *Tacoma Municipal Code (TMC)* 13.12 Environmental Code.

2. The purpose of proposal is for a commercial use at the site.
3. The applicant also owns Parcels 4940002800, 4940002810, 4940002820, and 4940002830, which have frontage on South Tacoma Way and are used for vehicles sales.
4. The garage that is located onsite was previously permitted as an accessory structure (BLD2013-40000212166) to serve a single-family dwelling. A permit was obtained to demolish an existing dwelling on site and to construct a new single-family dwelling (CMB2013-40000212165). The existing dwelling was demolished, but no new dwelling has been constructed. The permit to build the new dwelling was later cancelled due to inactivity.
5. There was a previous DNS issued associated with this rezone application that only encompassed the western 55 feet of the parcel. The applicant has since amended the proposal to encompass the entire parcel, and therefore a new SEPA Determination is required.

### **Earth:**

6. Soil contamination issues associated with the Asarco Plume are addressed in the Environmental Health subsection of this document.

### **Air:**

7. No construction is proposed as part of the project, therefore no impacts to ambient air quality will result from the project.

### **Water:**

8. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual, the Critical Areas Ordinance and other City regulatory requirements related to stormwater.
9. No regulated wetlands, streams, or associated buffers have been identified on the project site pursuant to *TMC* 13.11 Critical Areas Ordinance.
10. The site is not located within a flood hazard and/or coastal high hazard area as regulated by *TMC* 13.11.600, 13.11.610 and 13.11.620 and Sections 2.12.040 and 2.12.050.

### **Plants:**

11. If approved, the proposed project will be required to meet *TMC* 13.06.502 Landscaping/Buffering Standards.

### **Aesthetics:**

12. If approved, the proposed project will be required to meet applicable *TMC* 13.06.501 Building Design Standards, *TMC* 13.06.502 Landscaping/Buffering Standards, and *TMC* 13.06.503 Residential Compatibility Standards.

**Animals:**

13. No state or federal candidate, threatened or endangered plant or animal species, or habitat has been identified on the project site.

**Energy and Natural Resources:**

14. The proposed project will comply with the City's Energy Code.

**Environmental Health:**

15. According to the Department of Ecology (Ecology) Facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an arsenic concentration range of "Non-Detect to 20.0 ppm". Due to the facility atlas indicating that arsenic concentration is below the Model Toxics Control Act standards, no further review of the site relative to Asarco contamination is required at this time.

16. If approved, all requirements of the Tacoma-Pierce County Health Department (TPCHD) and Ecology will be met.

**Noise:**

17. All *WAC* noise levels shall be met.

18. If approved, activities at the site shall comply with all applicable provisions of *TMC* 8.122 Noise Enforcement.

**Land Use:**

19. The proposed commercial use is not a permitted use within the "R-4L" Low-Density Multiple Family Dwelling District and therefore requires approval of a rezone application. The issuance of a DNS for this proposal does not indicate the City's issuance of approval of the rezone request.

20. The Comprehensive Plan designation for the site is Multi-Family (low-density).

**Housing:**

21. The project will not provide any units of housing. If approved, no adverse impacts to housing will result from the proposal.

**Recreation:**

22. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation will result from the proposal.

**Historical and cultural preservation:**

23. The project is not located within or adjacent to any property listed on the Tacoma, Washington State or National Registers of Historic Places, and is not within proximity to any known archaeological site or archaeological site that is inventoried by the State of Washington Department of Archaeology and Historic Preservation. Additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).

**Transportation:**

24. If approved, the project will be required to comply with *TMC* 13.06.510 Off-street parking and storage areas.

**Public Services/Public Utilities:**

25. If approved, project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.

26. If approved, the project will comply with emergency vehicle circulation requirements.
27. If approved, fire protection must be provided in accordance with the requirements of *TMC* 3.02 Fire Code.

**CONCLUSION OF THE RESPONSIBLE OFFICIAL:**

The City of Tacoma, the lead agency for this proposal, has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A *RCW*, and in other applicable local, state, or federal laws or rules, as provided by *RCW* 43.21C.240 and *WAC* 197-11-158. The City will not require any additional mitigation measures under SEPA.

Additionally, the City of Tacoma has determined that, if approved, this project does not have a probable significant adverse impact on the environment. The proposal will have no significant adverse environmental impacts to fish and wildlife, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline use. An environmental impact statement (EIS) is not required under *RCW* 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

As noted previously, the applicants have also filed for a Rezone Permit (REZ2015-40000261491). In order to receive approval of this permit the applicant will be required to demonstrate that the project will meet the applicable requirements of the *TMC*. If approved, the City's decision regarding the requested Rezone Permit will likely include conditions of approval that may address necessary utility upgrades, street and sidewalk improvements, street lighting, grading and erosion control measures, and stormwater controls.

You may appeal this final determination. Appeals may be filed at the SEPA Public Information Center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, Washington 98402, by filing a notice of appeal; the contents of the appeal as outlined in *Tacoma Municipal Code* 13.12.820; and a **\$325.26** filing fee, within 14 days after the issue date of this determination.

Responsible Official: Peter Huffman

Position/Title:  Director, Planning and Development Services

Signature: \_\_\_\_\_

SEPA Officer Signature:  \_\_\_\_\_

Issue Date: June 15, 2016

Last Day to Appeal: June 29, 2016

**NOTE:** The issuance of this *SEPA* Determination does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Tacoma Departments and other agencies with jurisdiction prior to receiving construction permits.

cc: Heather Curry, 3008 Magnolia Lane, Gig Harbor, WA 98335  
McCarthy and Causseaux, 902 South 10th Street, Tacoma, WA 98405  
South Tacoma Neighborhood Council, Chairperson  
Cherrie Y and Stephen J Hayward, 7031 S Puget Sound Ave., Tacoma, WA 98409-3926  
Pennie Smith, 6613 S Prospect Street, Tacoma, WA 98409-6042  
John Miles, 5606 S Junett Street, Tacoma, WA 98409-6210  
James Rich, 5424 South Tacoma Way, Tacoma, WA 98409-4313  
Ken Sikes, 7009 South Warner Street, Tacoma, WA 98409-3928  
Pierce Conservation District, 5430 66th Avenue East, PO Box 1057, Puyallup, WA 98371  
Sherry Marsden, 6803 S Clement Ave., Tacoma, WA 98409-5217  
Beryl Christiansen, 3415 South 72nd Street, Tacoma, WA 98409  
Winona J Grear, 7035 S Puget Sound Ave., Tacoma, WA 98409  
Kim Tyler, 7045 South Puget Sound Ave., Tacoma, WA 98409  
Karen R Wild, 6839 S Junett Street, Tacoma, WA 98409  
Chris Stromdahl, Abode Real Estate Investments, 6516 41<sup>st</sup> Ave. SW, Seattle, WA 98136

cc via email:

Washington Department of Ecology, [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)  
Tacoma-Pierce County Health Department, SEPA, [SEPA@tpchd.org](mailto:SEPA@tpchd.org)  
Planning and Development Services, Reuben McKnight, Peter Huffman, Ian Munce  
Washington State Office of Archaeology & Historic Preservation, Gretchen Kaehler,  
[gretchen.kaehler@dahp.wa.gov](mailto:gretchen.kaehler@dahp.wa.gov)  
Pierce Transit - Bus Stop Program, Monica Adams, [madams@piercetransit.org](mailto:madams@piercetransit.org)  
Pierce County Assessor Treasurer, Darci Brandvold, [dbrandv@co.pierce.wa.us](mailto:dbrandv@co.pierce.wa.us)  
Jesse Angel, Tacoma Water  
Jennifer Kammerzell, Traffic Engineering

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals: [help]***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [help]**

1. Name of proposed project, if applicable: [help] *Cornered LLC*
2. Name of applicant: [help] *Heather Curry*
3. Address and phone number of applicant and contact person: [help] *3008 Magnolia Lane, Gig Harbor, WA 98335, (253)355-2012*
4. Date checklist prepared: [help] *12/30/2015*



5. Agency requesting checklist: [\[help\]](#) *City of Tacoma*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) *Garage to be used after Re-Zone completed.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) *No*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) *None*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) *None*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) *Reclassification, Environmental Check List, Site Plan*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) *There is an approximately 980 sq/ft garage on a 6,000 sq/ft lot. We intend to use this garage for auto repair.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) *7002 South Puget Sound AVE, on the corner of South 70th, just East of South Tacoma Way*

~~libertarian  
55 proposed  
to be rezoned  
to C-2.  
CRK~~

Full site proposed in rezone per revision.  
CRK

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) *Flat*

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) *<1%*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) *Dirt*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) None
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) No

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) 29%

- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) N/A

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) None

## 3. Water [\[help\]](#)

### a. Surface Water:

Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help] No

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] Storm Water Drain to existing Storm Water System off of 70th Street

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help] No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

No

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] None

c. List threatened and endangered species known to be on or near the site. [help] None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] None

e. List all noxious weeds and invasive species known to be on or near the site. [help] None

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help] \_\_\_\_\_

Sparrows and Crow

Examples include:

- birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_
- mammals: deer, bear, elk, beaver, other: \_\_\_\_\_
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [help] None

c. Is the site part of a migration route? If so, explain. [help] Not to my knowledge

d. Proposed measures to preserve or enhance wildlife, if any: [help] N/A

e. List any invasive animal species known to be on or near the site. [help] N/A

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) *Natural Gas, electricity*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) *No*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
*Building meets all of current (2015) Energy Saving Requirements*

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) *Minor automobile fluids securely contained and professionally removed off-site consistently.*
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) *None*
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#) *None*
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#) *None*
  - 4) Describe special emergency services that might be required. [\[help\]](#) *None*
  - 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)  
*Recycle all used automobile fluids.*
- b. Noise [\[help\]](#)
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) *None*
  - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) *None*

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) N/A

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) *Currently storage and Community Garden, adjacent is commercial, residential and car dealership.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#) No

c. Describe any structures on the site. [\[help\]](#) *One 2-bay car garage.*

d. Will any structures be demolished? If so, what? [\[help\]](#) No

e. What is the current zoning classification of the site? [\[help\]](#) R-4L

f. What is the current comprehensive plan designation of the site? [\[help\]](#) *Medium Intensity*

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) *Not to my knowledge*

i. Approximately how many people would reside or work in the completed project? [\[help\]](#) 2

j. Approximately how many people would the completed project displace? [\[help\]](#) None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] *NONE*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] *None*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help] *None*

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] *None*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] *None*

c. Proposed measures to reduce or control housing impacts, if any: [help] *None*

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] *24 feet, siding*

b. What views in the immediate vicinity would be altered or obstructed? [help] *None*

b. Proposed measures to reduce or control aesthetic impacts, if any: [help] *None*

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] *Existing decorative exterior lighting.*

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] *No*

c. What existing off-site sources of light or glare may affect your proposal? [help] *None*

*Building permit for garage lists building height as less than 24'. CHK*

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) N/A

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#) None

## 13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)  
None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
None

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
None

## 14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
Parcel is on the corner of South Puget Sound Ave and South 70th Street and one block East of South Tacoma Way



- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) Yes, *Along South Tacoma Way, 300 feet*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*None/None*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) \_\_\_\_\_  
*No*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) \_\_\_\_\_  
*No*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
*No retail traffic anticipated*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
*No*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*None*

**15. Public Services [\[help\]](#)**

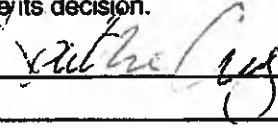
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
*No*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*No*

**16. Utilities [\[help\]](#)**

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) Tacoma Power, Tacoma Water, City of Tacoma, City of Tacoma, Comcast, PSE

**C. Signature [\[help\]](#)**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: ..... Heather Curry 

Name of signee Heather Curry

Position and Agency/Organization Officer

Date Submitted: 12/30/2015

#### D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
*It will decrease discharge to water because the garage replaced a home with a kitchen, two sinks, toilet, shower, washing machine, dishwasher and two hose spigots.*

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
*Positively*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?  
*N/A*

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*N/A*

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*N/A*

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*N/A*

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*N/A*

## Kinlow, Charla

---

**From:** Angel, Jesse  
**Sent:** Friday, January 15, 2016 8:03 AM  
**To:** Kinlow, Charla  
**Subject:** RE: Departmental/Agency Transmittal - REZ2015-40000261491 - 1/14/16 - Heather Curry, Cornered LLC - 7002 South Puget Sound Ave - Public Notice

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tacoma Water has reviewed the proposed request and has the following comments:

**City ordinance 12.10.045 requires a separate water service and meter for each parcel.**

**There is an existing water services that serve the parcel. This services can be used for water service as long as they meet all of Tacoma Water policies regarding service.**

**If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.**

**If new water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.**

Jesse Angel - Utility Service Specialist

### **Tacoma Water**

3628 S. 35th St.  
Tacoma, WA 98409-3192  
253-502-8280 OFFICE  
253-380-2614 CELL  
253-502-8694 FAX  
[Tacoma Water Website](#)

---

**From:** Kinlow, Charla  
**Sent:** Thursday, January 14, 2016 3:47 PM  
**To:** [amartist@harbornet.com](mailto:amartist@harbornet.com); Hart, Shari; Aplin, Alan; Ferguson, Cheryl; Seaman, Chris; Kuntz, Craig; Coffman, Susan; Webster, Jeff; Kammerzell, Jennifer; Angel, Jesse; Gaddis, John; Crothers, Kelly; Hamlin, Linda; Rambow, Peter; Ripley, Rachelle; McKnight, Reuben; Price, Richard; Coyne, Richard; Erickson, Ryan; Flynn, Ryan; Ingalls, Sherri; Site Development; Belk, Justin; Kammerzell, Jennifer; [dbrandv@co.pierce.wa.us](mailto:dbrandv@co.pierce.wa.us)

## Kinlow, Charla

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**From:** Kammerzell, Jennifer  
**Sent:** Tuesday, February 16, 2016 2:19 PM  
**To:** Kinlow, Charla; Belk, Justin; Newton, Corey; McLeod, Bonnie  
**Subject:** RE: 7002 South Puget Sound - Site and Traffic Input Needed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Access from Puget Sound Ave would not be allowed, as it is an arterial, bike corridor, and the driveway would be too close to the intersection.

A single additional driveway could be allowed on South 70<sup>th</sup> Street provided that it meets TMC 10.14, which may include restricting access to right-in/right-out only and must be located as far from the intersection as possible.

*Jennifer Kammerzell*

Senior Engineer

City of Tacoma Public Works Engineering

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**From:** Kinlow, Charla  
**Sent:** Tuesday, February 16, 2016 1:10 PM  
**To:** Kammerzell, Jennifer; Belk, Justin; Newton, Corey; McLeod, Bonnie  
**Subject:** 7002 South Puget Sound - Site and Traffic Input Needed

Hi Jennifer/Justin and Corey/Bonnie,

The property listed is currently under review for a rezone. The customer wants to rezone the western portion (about 55 feet) to C-2 Commercial zoning to facilitate the existing garage (built in 2013) as an auto repair building associated with the site to the west (auto sales). The remainder of the site (eastern portion) would be left as R-4L Residential, and would likely be developed as either a single-family home, or there is also a possibility of it being developed as 2 townhomes. If this is approved, land use will likely require a BLA to separate the site into two sites with separate zoning.

Jennifer/Justin: If this is approved, and the new development on the west side were to be developed, zoning would still require access to the rear of that parcel (so via South 70<sup>th</sup>) if practicably developable. I am wondering if, from a Traffic standpoint, you would let an additional driveway be built to the west of the yellow line, or if that would be too close to the existing driveway, and if Traffic would then require access via South Puget Sound.



**TO:** Charla Kinlow, Planning and Development Services  
**FROM:** Corey Newton, Environmental Services Site Development  
**SUBJECT:** REZ2015-40000261491 & SEP2015-40000261492  
7002 S Puget Sound  
**DATE:** 2/24/2016

The following information was provided to Environmental Services for evaluation as part of this proposal:

- Public Hearing Notice dated 1/14/2016

**Environmental Services has the following Conditions of Approval for the subject Rezone Application:**

1. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.
2. Each parcel shall be independently connected to the City sanitary sewer. Permits for this work shall be obtained.
3. Oil water separator specifications and connection shall be reviewed by City of Tacoma Source Control and required permitting shall be obtained.
4. The easement area serving as an alley adjacent to the parcel shall be paved in accordance with City of Tacoma standards.
5. A new alley approach shall be constructed at the entrance to the easement serving as an alley, in accordance with City of Tacoma standards.
6. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
7. A Work Order will be required for these improvements. To initiate a work order, contact Site Development at (253) 591-5760.

**If parcel #4940002690 is to remain as one parcel, the following Condition of Approval also applies:**

8. At the intersection of S Puget Sound Ave and S 70<sup>th</sup> St, curb ramps shall be constructed meeting Public Right Of Way Accessible Guide-lines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.

### **Additional Information**

City documents are available online at the following locations:

- City of Tacoma Stormwater Management Manual:  
[http://www.cityoftacoma.org/stormwater.](http://www.cityoftacoma.org/stormwater)
- City of Tacoma Side Sewer and Sanitary Sewer Availability Manual:  
<http://www.govme.com/Common/Doc/displayDoc.aspx?category=manual&id=SideAndSaniSewerAvailManJan2011>
- Public Works Design Manual:  
<http://www.govme.org/download/PDF/Code/2004DesignManual1.pdf>
- City of Tacoma Right-of-Way Restoration Manual:  
<http://www.govme.org/download/PDF/PublicWorks-Right-of-Way-RestorationPolicy.pdf>

## Kinlow, Charla

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**From:** Zarelli, Mina  
**Sent:** Friday, February 26, 2016 10:14 AM  
**To:** Kinlow, Charla; Kuntz, Craig  
**Subject:** RE: Changing existing accessory structure for residential garage to commercial structure for auto repair

Charla,

This building will require a change of use permit from residential to commercial (specifically S-1). If hot work activities will occur, the building may need to be considered as an H occupancy.

The distance of 10 ft from the building to the new property line would be acceptable.

Mina Zarelli  
City of Tacoma | Planning & Development Services  
(253) 591-5592

---

**From:** Kinlow, Charla  
**Sent:** Monday, February 22, 2016 1:59 PM  
**To:** Zarelli, Mina; Kuntz, Craig  
**Subject:** Changing existing accessory structure for residential garage to commercial structure for auto repair

I am wondering if there are any building code issues with changing an existing accessory structure for residential garage to commercial structure for auto repair. I have a rezone application in to try to allow for this and will need to advise them if they need to come back in for building permits to update the structure.

The structure was originally permitted as a garage under BLD2013-40000212166. Since that time, they decided to forego building the house and instead have proposed to change the zoning of the site to allow for the existing structure to serve the auto-oriented use to the west.

Craig originally signed off on the plans when they were approved for the garage use, but since it would change to commercial, I thought it might be good to have input from a commercial engineer as well. The plan set is too big to send via email, but Mina, I can walk it over to your desk.

The address is 7002 South Puget Sound.

Charla Kinlow  
Planning and Development Services



## Kinlow, Charla

---

**From:** Dunn, Larry  
**Sent:** Tuesday, March 08, 2016 4:39 PM  
**To:** Kinlow, Charla  
**Subject:** RE: [FWD: RE: Oil/Water Separator]  
**Attachments:** 01 Inspection 140623 Rpt.JPG; IMG\_6393.JPG; 01 Inspection 140623 #2 contrast.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Charla,

I do not have any drawings, plans or maps on an Oil Water Separator (OWS) installed at 7002 S Puget Sound Ave. I have had several actions at Motors Northwest, 7007 South Tacoma Way, starting 6/23/2014. On that date I observed a vehicle being washed with process water flowing to the gravel in the alley. I issued Jason Bahr, owner of Auto Image Solutions a Field Inspection Report requiring his crew to cease the discharge of process water to the ground. Over several follow-up spot checks at the site, I spoke with Mr. Curry, owner of Motors Northwest. During one of those site visits I observed a structure being built across the alley to the East from where the vehicle washing had occurred. In conversation with Mr. Curry, I learned it was his building for the business. I suggested it was a good time to go up to the permit counter, get a permit for a wash pad with OWS before the concrete floors within the building were poured. We talked about what type OWS would be required, based on the type of detail work being planned. Mr. Curry stated he would have his wife go up and get a permit for the work. The only reason I recall this conversation was Mr. Curry's comment of having his wife get the permit. Please contact me if you have any further questions.

ld



Larry Dunn  
Senior Source Control Representative  
Business Operations – Environmental Services  
253.502.2277  
[ldunn@cityoftacoma.org](mailto:ldunn@cityoftacoma.org)

---

**From:** Kinlow, Charla  
**Sent:** Tuesday, March 8, 2016 10:16 AM  
**To:** Dunn, Larry  
**Subject:** FW: [FWD: RE: Oil/Water Separator]

Hi Larry,

Regarding the oil water separator at 7002 South Puget Sound, do you have any plan or map that might indicate how far it is from the sidewalk?

-Charla

---

**From:** [jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com) [mailto:[jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com)]

**Sent:** Monday, March 07, 2016 2:58 PM

**To:** Kinlow, Charla

**Subject:** [FWD: RE: Oil/Water Separator]

Good Afternoon Charla:

Please see Forwarded Emails below; in regards to who from the city requested and approved the oil/water separator.

I apologize for not getting you this info in a more timely manner as promised. We have had a family tragedy that has kept all of my attention since we last met.

Please feel free to call or email me with anything else you may need.

Additionally, if you would like to meet, one more time, and brief me on how to better-present elevations I will open my schedule to meet with you.

Thanks.



**J.T. Curry**

General Manager

**Motors Northwest (.com)**

(253)475-5000

**Washington State Independent Auto Dealers Association**

President

**South Tacoma Auto & Retail Stores**

President

**Cultivate it & keep it:** <http://sotacgarden.blogspot.com/>



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*Please consider the impact to the environment before printing this e-mail.*

----- Original Message -----

Subject: RE: Oil/Water Separator

From: "Dunn, Larry" <[LDunn@ci.tacoma.wa.us](mailto:LDunn@ci.tacoma.wa.us)>

Date: Wed, November 26, 2014 11:18 am

To: "[jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com)" <[jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com)>

JT,

Thanks for closing the loop on this. I will update the database with Model # and type for future inspections. Enjoy Thanksgiving and hope you sell a bunch of vehicles.

ld



Larry Dunn

Source Control Representative  
Environmental Services-Tacoma  
Center for Urban Waters  
253.502.2277  
[ldunn@cityoftacoma.org](mailto:ldunn@cityoftacoma.org)

**From:** [jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com) [mailto:[jt\\_curry@motorsnorthwest.com](mailto:jt_curry@motorsnorthwest.com)]  
**Sent:** Wednesday, November 26, 2014 10:54 AM  
**To:** [ldunn@cityoftacoma.org](mailto:ldunn@cityoftacoma.org)  
**Subject:** Oil/Water Separator

Hello Again Larry:

Thanks for stopping in yesterday.

I did the research that you requested:

I spoke with Tech. Dpt. at Old Castle Precast this morning.

(Please see attached diagram)

The 25-SA that was installed in our wash bay is the proper/recommended unit for our application.

The 25-SA uses is an API gravity-style separator using a Diffuser Baffle and an Oil Retainer Baffle rather than the CPS-style that you mentioned which uses coalescing plates.

It was further explained that the 25-SA will compensate for double the amount of work we will ever require of it and that the 25-SA is designed for applications where the affluent water is directed out into sanitary sewer, like ours, rather than into storm drains where the CPS-style would be more applicable.

Hope this helps.

Have a wonderful Thanksgiving.



**J.T. Curry**

General Manager

**Motors Northwest (.com)**

(253)475-5000



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# BUSINESS INSPECTION

## Environmental Compliance Field Inspection Report

CITY OF TACOMA - ENVIRONMENTAL SERVICES - 2201 PORTLAND AVENUE - TACOMA, WA 98421 - (253) 591-5900

Inspector(s): **Dunn, Larry**  
Inspection Date: **6/23/2014**

Status: **Action Required**  
Compliance Date: **6/25/2014**

### BUSINESS / SITE INFORMATION

Business Name: **AUTO IMAGE SOLUTIONS**  
Business Address: **7007 SOUTH TACOMA WAY, TACOMA, WA, 98409**

### INSPECTION ACTION

- Did you conduct an opening conference and provide necessary credentials?
- Does the stormwater collection system need maintenance?
- Does the wastewater collection system need maintenance?
- Was there any slug load discharge or spill potential noted during the inspection?
- Were there any general housekeeping concerns noted during the inspection?

Notes: #5: Process water from vehicle detailing flowing to COT alley.

- Did you conduct a review of the facility's records?
- Were any treatment or flow control devices inspected during this site visit?
- Were educational materials provided to the business?

Notes: #8: Old Castle, OWS-CP manufacturer.

- Did company change or add new processes which generate an additional waste stream?

### PHOTOS



IMG\_6393

01 Inspection 140623

### ACKNOWLEDGEMENT

Inspected By: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

EXH. 20 (6)



2014/06/23 13:45

EXH. 20 (7)



# Environmental Compliance Field Inspection Report and Industrial User Survey

City of Tacoma • Environmental Services • 2201 Portland Avenue • Tacoma, WA 98421-2711 • (253) 591-5585 • FAX (253) 502-2295

Date: 6/23/2014 Time: 1400

Company/Site info:  
Name: Motors NW / Auto Image Solutions Type of business/NAICS:  
Site Address: 7007 STL 98409  
Mailing Address:  
Drainage Basin/Outfall: PLEH Creek

### Stormwater

- Catch Basin(s)
- Swale/Ditch
- Drywell
- Filter Cartridge System #
- Swirl Separator System
- Pond
- Infiltration System
- Oil / Water Separator
- Shared System
- Underground Vault/Pipe
- Sheet Flow / No Treatment
- Other: \_\_\_\_\_

### Sanitary

- Oil / Water Separator
- Grease Device None
- Septic/Holding Tank
- Y  N  Any non-domestic discharge?
- Y  N  Slug discharge potential
- Other: \_\_\_\_\_

### Comments/Observations

Vehicle washing w/o BMPs  
Process water flowing to ground.

### Corrective Action Required (Note specific Best Management practices on back)

cease discharge of process water to ground.

Advised business that any new process discharge to storm or sanitary sewer requires City approval.

Re-Inspection Required  Yes  No Within:  6 months  1 year  3 years  1/permit cycle  
Compliance Date: 6/23/2014-1400  
If there are good reasons why you cannot complete the correction by the date(s) shown, please submit a written request for an extension to the City contact person listed below.

### City Contact

Name: Larry Duan  
Title: SCR  
Phone: 502-2277  
Signature: Duan

### Business Contact

Name: Tyron Rohr  
Title: Owner - AJS  
Phone: 514-9219  
Signature: Rohr

- Entered to database
- Photos Taken
- Samples Collected
- Referred to: \_\_\_\_\_
- Sample Split

Old Castle

TOP COPY TO BUSINESS • BOTTOM COPY TO CITY

Utility Vault (A)  
Local



## Kinlow, Charla

---

**From:** Kinlow, Charla  
**Sent:** Thursday, October 22, 2015 3:24 PM  
**To:** 'jt\_curry@motorsnw.com'  
**Cc:** 'heatcurry@hotmail.com'; Rambow, Peter; McConaughy, Daniel  
**Subject:** Rezone Information - 7002 South Puget Sound  
**Attachments:** L-650 Rezones.pdf

Good Afternoon,

Thanks for meeting with us today to discuss the next steps for the site at 7002 South Puget Sound. As we discussed the City is currently in the process of updating the Comprehensive Plan Land Use Designations (currently referred to as "intensities"). Under the current Comprehensive Plan, the Land Use Designations (Intensities) Levels are as follows: High Intensity, Medium Intensity, Low Intensity, and Single-Family Detached Housing Intensity. Under the current Comprehensive Plan, both the subject site and the area to the west are included in the "Medium Intensity" level. The Medium Intensity Level supports both C-2 zoning as well as R-4L zoning.

Site was designated as "Multi-family (Low Density)" in adoption of Comprehensive Plan

The updated Comprehensive Plan will include more specific Land Use Designation Levels, including: Heavy Industrial, Light Industrial, General Commercial, Neighborhood Commercial, Multi-family (High Density), Multi-family (Low Density), and Single Family. The labels of "Low", "Medium", and "High" will no longer be used. Under the new Comprehensive Plan, the site will likely be considered "Multi-family (High Density)". This map shows the "Land Use Designations" as well as "Future Land Use": <http://geobase-dbnewer/website/DART/staff/map.htm>

The Multi-family (High Density) level supports "R-4" and "R-5" zoning. Under the updated Comprehensive Plan the underlying Land Use Designation would need to be General Commercial to support "C-2" Development.

Multi-family (Low Density) supports "R-3" and "R-4L"

For an overview of the proposed Comprehensive Plan Land Use Designations and Corresponding Zoning, you can refer to pages 61-65 of this document: <http://cms.cityoftacoma.org/Planning/2015%20Annual%20Amendment/Exhibit%20Section%20A%20-%20Comp%20Plan%20and%20CAPO.pdf>

I was also recently informed that vested rights apply only in the context of building permit applications (RCW 19.27.095), short subdivision and subdivision applications (RCW 58.17.033), and development agreements (RCW 36.70B.180). Additionally, when discussing "vesting", and when vesting does apply it is generally meant for development regulations only. A summary of recent court cases involving vesting can be found here: <http://mrsc.org/Home/Explore-Topics/Legal/Planning/Vested-Rights.aspx> What all of that basically means is that getting your application in while the current Comprehensive Plan is in effect may not necessarily grant you a huge added boost of support. It is probably a good idea to still include mention of it in your narrative, but I don't want you to be taken off-guard if the application is still held to the policies of the updated Comprehensive Plan, even if you get your application in prior to the update. You are still welcome get another opinion from a private land use attorney on vesting matters and any other land use items if you think that would be beneficial.

I've included the rezone tipsheet and will copy the rezone criteria below. My contact information is also included and you can either send me an email or request an intake meeting online ([www.tacomapermits.org](http://www.tacomapermits.org)) when you are ready to set up the intake meeting.

**13.06.650 Application for rezone of property.**

A. Application submittal. Application for rezone of property shall be submitted to Planning and Development Services. The application shall be processed in accordance with the provisions of Chapter 13.05. Final action on the application shall take place within 180 days of submission.

B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:

1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.
2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.
5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

Charla Kinlow  
Planning and Development Services  
253-594-7971

*Please note:* in order to accommodate training needs, Planning and Development Services will be making temporary service changes to inspection requests, lobby hours, and pre-application services. See the [Tacoma Permits Message Board](#) for more information.



# Site Rezones

L-650

City of Tacoma • 747 Market Street, Room 345, Tacoma, WA 98402

## When to Apply for a Site Rezone

In instances when a type of use is not allowed in a particular zoning district, a customer may apply for a site rezone to accommodate a particular use. The rezone process allows the applicant some flexibility within the zoning code, but also allows the City to place conditions on a project that can safeguard against possible negative impacts of the proposed development.

The two most common site rezones occur when a business is proposed on a residentially zoned site or to upzone a commercially zoned site to allow for a more intensive commercial or industrial use.



If the rezone application is approved, the building and site will need to meet the applicable design, landscaping, and parking standards for the proposed zoning district and use.

## Response to Criteria

Applicants must describe how the rezone request meets each criterion for approval, per *TMC* 13.06.650.B. The applicant is responsible for addressing the criteria as completely as possible, providing details and important background information.

1. The change of zoning classification is generally consistent with its land use intensity designation and the Comprehensive Plan.
  - A Planner is available to help determine a property's land use intensity by calling 253-591-5577.
  - The Comprehensive Plan is available online: <http://www.cityoftacoma.org/planning>
2. Substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate.
  - If it is established that a rezone is required to directly meet the provisions of the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
3. The change is consistent with the district establishment statement for the zoning classification being requested.
4. The change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application.
5. The change of zoning classification bears a substantial relationship to public health, safety, morals, or general welfare.

## SEPA Determination

A SEPA Determination is required for all rezone requests. (See Tip Sheet P-1200)

## Limitations on Rezones

**Downtown Districts** The boundaries of the Downtown Districts (DCC, DMU, DR, and WR) can only be modified through an area-wide rezone (not through an individual customer application).

**Mixed-Use Centers** The boundaries of Mixed-Use Districts (NCX, CCX, UCX, UCX-TD, RCX, CIX, NRX, URX, and HMX) can only be modified through an area-wide rezone (not through an individual customer application).

**Overlays** The boundaries of view-sensitive, groundwater protection, manufacturing/industrial centers, and historic and conservation overlay districts can only be modified through an area-wide rezone (not through an individual customer application).

## Area-wide Reclassifications

Area-wide rezones adopted by the City Council supersede any previous site or area-wide rezones. Therefore, conditions of approval associated with previously approved rezones would no longer apply when the site is later included in an area-wide rezone.

Area-wide rezones are managed by the Long-Range Planning Division of the Community and Economic Development Department, located on the 10<sup>th</sup> Floor of the Tacoma Municipal Building, 747 Market Street. For information on area-wide rezones, please contact the Long-Range Planning Division at 253-591-5200.

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To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice).

TTY or STS users please dial 711 to connect to Washington Relay Services.

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## Submittal Checklist

- Pre-application meeting

All application materials must be submitted in electronic (PDF) format on a compact disc (CD).

- Application for Land Use Permit, completed and signed
- SEPA - Environmental checklist, completed and signed
- Site plan to scale
- Floor plan(s) to scale
- Building elevations to scale (exterior view of all sides)
- Written response to rezone criteria
- Application fees (Rezone application fee and SEPA Determination fee)

## Process and Timeline\* - Timeline is approximate and does not account for any holds placed on the project.

Scoping and pre-application meetings are required to apply for a site rezone.

**Pre-application meetings can be requested online via the [Tacomapermits.org](http://Tacomapermits.org) questionnaire.**

**Day 1:** Site rezone application materials and fees are submitted at the pre-application meeting. If staff determines that the application is complete for review, a public hearing can be scheduled. Public Hearings are generally scheduled to occur two months after the submittal date.

**Day 7:** A Complete Application letter is mailed confirming the date of the Public Hearing and the applicant is directed to pick-up the property information sign(s) to post at the site. The property information sign(s) must remain posted on-site until the final decision is issued.

**Day 14:** A public notice, including instructions for viewing the submitted application materials on-line, is transmitted to internal City departments and external agencies and is mailed to neighbors within 400 feet of the property in the form of a yellow postcard. Public comments for a site rezone may be submitted until the closing of the public hearing. Interested parties may also testify in person at the Public Hearing. A deadline is provided in the public notice for written comments on the Environmental Checklist. The applicant is given a chance to provide a written response to all comments.

**Day 50:** A SEPA Determination is issued based on the application materials and information provided in the Environmental Checklist. The SEPA Determination may be appealed by the applicant or an aggrieved party with standing. An appeal of the SEPA Determination will be heard by the Hearing Examiner at the Public Hearing.

**Day 80:** The assigned planner provides a staff report to the Hearing Examiner and applicant. The staff report will include a summary of the SEPA appeal, if one is filed.

**Day 90:** The Public Hearing is held.

**Day 120:** The Hearing Examiner will issue a recommendation to the City Council within 30 days following the Public Hearing. The recommendation is issued and mailed to the applicant and any neighbors who have provided comments.

**Day 134:** An appeal may be made to the City Council within 14 days after the recommendation is issued. If no appeal is filed within this time, the recommendation will be forwarded to the City Council for the final decision. Provided no appeal is filed, building permits can be submitted anytime after the close of the appeal period. Building permits will not be issued, however, until the entire site rezone process is complete.

**If no appeals are filed, the process continues as described below.**

**Day 140:** The Hearing Examiner's recommendation is presented to the City Council for its first reading of the rezone ordinance. If the City Council passes the first reading of the rezone ordinance, an appeal of its decision may be made to the WA State Superior Court within 21 days after the City Council's first reading.

**Day 160:** After the first reading of the rezone ordinance is passed, a Concomitant Zoning Agreement (CZA) is mailed to the applicant and property owner for review and signature. The CZA is a legal agreement stating that the property owner will abide by the conditions under which the rezone is to be approved. The CZA must be signed and property owner's signature must be notarized. Staff will record the CZA with the Pierce County's Recorder's Office and coordinate the City Council's second reading of the rezone ordinance. The City Council is obligated to approve the rezone application at the second reading if the property owner has signed the CZA and demonstrates compliance with the conditions of approval.

**Day 180:** The rezone is effective 10 days after the ordinance is published.

## Applicable Regulations

\*Based on Calendar Days

- Tacoma Municipal Code 13.05 Land Use Permit Procedures, 13.06 Zoning, 13.06.650 Application for rezone of property, 13.12 Environmental Code
- Tacoma Municipal Code 2.02 Building Code

**For more information, contact: City of Tacoma Planning and Development Services**

**<http://www.cityoftacoma.org>, (253) 591-5030**

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This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and policy requirements, regardless of whether they are referred to or contained within this document.

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