



TO: Elizabeth A. Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
 Shirley Schultz, Principal Planner, Planning and Development Services Department *SS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 21-1031 - Rezone (LU21-0109) – November 9, 2021
DATE: October 25, 2021

SUMMARY AND PURPOSE:

An ordinance rezoning three parcels (lots) of real property, totaling approximately 19,628 square feet, from R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple-Family Dwelling District for the eventual construction of seven (7) to thirteen (13) units of housing.

BACKGROUND:

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on September 16, 2021. Applicant Trung Do’s Goldsmith Services, Inc. (“Applicant”) requested the rezone of three parcels (lots) of real property, located at 8638, 8640, and 8642 A Street, in Tacoma. The total area of the property is approximately 19,628 square feet. The Applicant seeks reclassification from R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple-Family Dwelling District for the eventual construction of seven (7) to thirteen (13) units of housing. The rezone appears to meet applicable criteria and standards for rezones in the Tacoma Municipal Code, and advances multiple Comprehensive Plan goals and policies, as set forth in the Hearing Examiner’s Report and Recommendation and in the hearing record.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

A public hearing was held on this rezone request on September 16, 2021, at which members of the community could attend to have their concerns heard, and/or express support for the proposed rezone. Two members of the public did speak to voice their concerns with the proposed rezone specifically addressing traffic, crime, loss of open space, and possible decline in property value. The Examiner elected to keep the record open until close of business on September 17, 2021, to allow for additional written comments to be received and entered into the record. No additional comments were received after the hearing. The rezone will benefit the Applicant by allowing completion of their intended development of the property, which will add additional housing stock to the strained Tacoma market, which in turn benefits the public generally.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The primary positive impact on equity, equality, diversity or inclusion that could result from approving this rezone would be the resulting increase to the available housing supply in the Tacoma market, making housing more readily available for all Tacomans.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Livability: *Equity Index Score:* Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.



Explain how your legislation will affect the selected indicator(s).

Increasing the City’s housing supply is a stated goal of the City Council (see *Comp Plan*) and the administration generally.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the rezone under conditions different than those recommended.	Any positive impact arising from different conditions would depend on what those conditions are.	Negative impacts arising from different conditions would depend on what those conditions are.
2. The Council could deny the rezone.	The most positive impacts come from approving the rezone. Denial simply maintains the status quo, leaving the property developed at a lower density than designated in the Comp Plan.	The most positive impacts come from approving the rezone, thereby increasing the available housing supply.

EVALUATION AND FOLLOW UP:

The recommendation is made subject to the conditions listed in Conclusion 10 of the Hearing Examiner’s Report and Recommendation, issued on September 29, 2021. All evaluation and follow up should be coordinated between the Applicant and the appropriate City departments referenced in the Report and Recommendation.

STAFF/SPONSOR RECOMMENDATION:

The Hearing Examiner recommends approval of the requested rezone, which includes imposing the conditions contained in Conclusion of Law 10 of the Hearing Examiner’s Report and Recommendation.

FISCAL IMPACT:

The fiscal impact of approving this rezone would include some revenue to the City from permits the Applicant will need to obtain and likely tax revenue from the development, with the possibility of some job creation as well during the development of the property. Once the subject property is developed, presumably it will generate additional property taxes over and above what is assessed presently.

ATTACHMENTS:

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated October 25, 2021.
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on September 29, 2021.
- Applicant Witness List, City Witness List, City Exhibit List, and City Exhibits C-1 through C-9.
- Verbatim electronic recording from the hearing held on September 16, 2021.