



RESOLUTION NO. 39263

1 A RESOLUTION relating to land use regulations; setting Tuesday, September 29,
2 2015, as the date for a public hearing on the proposed amendments to the
Tacoma Municipal Code, relating to live/work and work/live units.

3 WHEREAS live/work and work/live units are types of mixed-use development
4 that can contribute to the community goals of eliminating a commute to work,
5 providing more affordable work and housing space, and supporting the creation of
6 new businesses by expanding entrepreneurial opportunities, and
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8 WHEREAS, in 2012, the City Council passed amendments to the Tacoma
9 Municipal Code ("TMC"), relating to live/work and work/live units, to promote these
10 community goals, with a particular emphasis on the adaptive reuse of existing
11 buildings in Downtown Tacoma and the City's other Mixed-Use Centers, and
12

13 WHEREAS additional TMC amendments, relating to live/work and work/live
14 units, were initiated in early 2015, including changes to the Building Code, Tax and
15 License Code, and Land Use Regulatory Code, and are designed to provide
16 additional flexibility for mixed-use developments and incentives to promote this type
17 of use within older, underutilized buildings, and
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19 WHEREAS the proposed amendments are intended to be incremental to and
20 build upon the amendments passed in 2012, and
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22 WHEREAS the proposed amendments are based on recommendations from
23 a recent consultant study, which identified additional revisions to further facilitate
24 this type of use within the City, and
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26 WHEREAS the Planning Commission has completed its review and analysis
of that portion of the proposed amendments pertaining to the Land Use Regulatory



1 Code, through a public review process, including conducting a public hearing on
2 July 15, 2015, and made a recommendation for adoption to the City Council on
3 August 19, 2015, and

4 WHEREAS, pursuant to TMC 13.02, the City Council is required to conduct a
5 public hearing before enacting any amendments to the Land Use Regulatory Code;
6 and

7 WHEREAS the City has completed its review and analysis of the proposed
8 amendments pertaining to the Tax and License Code, and recommends that a
9 regulatory license be established that requires a \$75 license fee and a written
10 agreement between the City and the occupants of live/work or work/live units, and
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12 WHEREAS the Board of Building Appeals has completed its review and
13 analysis of that portion of the proposed amendments pertaining to the Building
14 Code, and made a recommendation for adoption to the Infrastructure, Planning and
15 Sustainability Committee on July 31, 2015, and
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17 WHEREAS the City Council wishes to hear public comment on proposed
18 changes to the Building Code, Tax and License Code, and Land Use Regulatory
19 Code simultaneously; Now, Therefore,

20 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

21 Section 1. That a public hearing on the proposed amendments to the
22 Tacoma Municipal Code, relating to live/work and work/live units, shall be held
23 before the City Council in the Council Chambers on the first floor of the Tacoma
24 Municipal Building, 747 Market Street, Tacoma, Washington, on Tuesday,
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September 29, 2015, at approximately 5:30 p.m. or as soon thereafter as the same
may be heard.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of
the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney