



Substitute
ORDINANCE NO. 28518

1 AN ORDINANCE relating to the City's comprehensive plan; adopting the proposed
2 2018 amendments to the Comprehensive Plan and Land Use Regulatory
3 Code; and amending Tacoma Municipal Code Chapter 9.02, "Trees and
4 Shrubs – Planting," and Title 13, "Land Use Regulatory Code," to implement
5 said amendments.

6 WHEREAS the state's Growth Management Act ("Act"), RCW 36.70A,
7 requires that any amendments to the City's Comprehensive Plan and/or
8 development regulations conform to the requirements of the Act, and that all
9 proposed amendments, with certain limited exceptions, be considered concurrently
10 so the cumulative effect of the various changes can be ascertained, and

11 WHEREAS proposed amendments must also be consistent with state,
12 regional, and local planning mandates, and

13 WHEREAS the 2018 Amendment to the Comprehensive Plan and Land Use
14 Regulatory Code ("2018 Amendment") was reviewed by the Planning Commission
15 through an extensive and inclusive public engagement process, including a public
16 hearing conducted on April 4, 2018, and

17 WHEREAS, on May 2, 2018, the Planning Commission put forward its
18 recommendations, as documented in the Commission's Findings of Fact and
19 Recommendations Report, and

20 WHEREAS, the One Tacoma Plan policies support the retention of small
21 businesses, a diversified local economy, expanded employment opportunities, and
22 equitable access to jobs and services, and

23 WHEREAS, the applicants for Exhibit 1 are under an enforcement action
24 that could result in a loss of local business and employment, and



1 WHEREAS, Exhibit 1 has been proposed as a result of the code
2 enforcement action, to provide a more feasible pathway for the applicants to come
3 into code compliance while also ensuring consistency in the application of adopted
4 City policies and codes, and

5 WHEREAS, the proposed amendment may necessitate planning and
6 phasing for individual businesses to come into code compliance, and

7 WHEREAS, the Community and Economic Development Department offers
8 small business assistance and site location services, and

9
10 WHEREAS the 2018 Amendment includes seven subjects, of which five are
11 recommended for adoption, one is not recommended for adoption, and one
12 forwarded to the City Council with no recommendation, as summarized below:

13 (1) Car Wash Uses In Neighborhood Centers: Private application that
14 would amend Tacoma Municipal Code ("TMC") 12.06.300 to allow vehicle service
15 and repair uses, including car washing facilities, within the Neighborhood
16 Commercial Mixed-use (NCX) Zoning District as a conditional use, subject to the
17 conditional use criteria (not recommended for adoption);

18
19 (2) Vehicle Service and Repair: Outdoor Storage: Provide for private
20 application to allow outdoor storage associated with vehicle service and repair
21 uses within the C-2 Commercial Zoning District (recommended for adoption);

22
23 (3) South 80th Street PDB Rezone: Rezone of five properties flanked by
24 South 80th and South 78th Streets to M-1 Light Industrial with a related
25 Comprehensive Plan Future Land Use Map Amendment to a Light Industrial land
26



1 use designation, and also amend landscaping/buffering standards for industrial
2 sites abutting residential zones (recommended for adoption);

3 (4) C-2 Commercial View Sensitive District Height Methodology: Amend
4 how building height is measured in all C-2 Commercial zoning districts with a VSD
5 (view sensitive district) overlay zone (no recommendation for adoption);

6 (5) Transportation Master Plan amendments: Amend definitions, project
7 lists, and performance measures of the Plan, as well as account for recent
8 initiatives completed since 2015, including the Environmental Action Plan,
9 Pedestrian Safety Improvement Project, and increased funding (recommended for
10 adoption);

11 (6) Open Space Corridors – Phase I: Amend TMC 13.11, “Critical Areas,” to
12 establish standards for Biodiversity Corridors/Areas as a subset of current
13 standards for Fish and Wildlife Habitat Conservation Areas, to provide more
14 predictable parameters for development while ensuring no-net-loss of ecological
15 functions, along with related amendments to TMC Chapters 9.19, “Trees and
16 Shrubs – Planting,” 13.04, “Platting and Subdivisions,” and 13.05, “Permit
17 Procedures” (recommended for adoption); and

18 (7) TMC and Plan Cleanups: Amend various sections of the TMC to
19 address inconsistencies, correct minor errors, and improve provisions that, through
20 administration and application of the TMC, are found to be unclear or not fully
21 meeting their intent, and would also amend the Urban Form and the Design and
22 Development standards of the One Tacoma Comprehensive Plan (recommended
23 for adoption), and
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WHEREAS, on June 5, 2018, in accordance with TMC 13.02, the City
1 Council conducted a public hearing to receive public comments on the Planning
2 Commission's recommendations, and discussed comments received during the
3 June 12, 2018, Study Session, and
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5 WHEREAS the proposed amendments are intended to become effective
6 July 18, 2018; Now, Therefore,

7 BE IT ORDAINED BY THE CITY OF TACOMA:

8 Section 1. That TMC 13.06.510, "Off-street parking and storage areas," is
9 hereby amended as set forth in the attached Exhibit 1.
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11 Section 2. That the City's Comprehensive Plan, Land Use Regulatory
12 Code, and TMC 13.06.502, "Landscaping and Buffering Standards," are hereby
13 amended as set forth in the attached Exhibit 2.

14 Section 3. That the Transportation Master Plan is hereby amended as set
15 forth in the attached Exhibit 4.
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17 Section 4. That TMC Chapters 9.02, "Trees and Shrubs – Planting"; 13.04,
18 "Platting and Subdivisions"; 13.05, "Land Use Permit Procedures"; and 13.11,
19 "Critical Areas Preservation," are hereby amended as set forth in the attached
20 Exhibit 5.

21 Section 5. That TMC Chapters 13.02, "Planning Commission"; 13.04,
22 "Platting and Subdivisions"; 13.05, "Land Use Permit Procedures"; 13.06, Zoning";
23 and 13.06A, "Downtown Tacoma," and the proposed 2018 amendments to the
24 One Tacoma Comprehensive Plan are hereby amended as set forth in the
25 attached Exhibit 6.
26



Section 6. That Neighborhood and Community Services Code Enforcement

1 staff will assist the applicants for Exhibit 1 to develop a plan for coming into code
2 compliance that may include phasing of site improvements, an extended
3 timeframe, and application for variance from adopted standards, and Community
4 and Economic Development staff will provide assistance to identify suitable sites
5 for business relocation if necessary, and connect the applicants to other resources
6 as needed to facilitate the retention of these businesses.
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8 Passed _____
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10 _____
11 Mayor

12 Attest:
13 _____
14 City Clerk

15 Approved as to form:
16 _____
17 Deputy City Attorney
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