AN ORDINANCE relating to the City's comprehensive plan; adopting the proposed 
2018 amendments to the Comprehensive Plan and Land Use Regulatory 
Code; and amending Tacoma Municipal Code Chapter 9.19, "Trees and 
Shrubs – Planting," and Title 13, "Land Use Regulatory Code," to implement 
said amendments.

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

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

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

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

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

WHEREAS the applicants for Exhibit 1 are under an enforcement action that 
could result in a loss of local business and employment, and
WHEREAS Exhibit 1 has been proposed as a result of the code enforcement action, to provide a more feasible pathway for the applicants to come into code compliance while also ensuring consistency in the application of adopted City policies and codes, and

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

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

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

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

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

(3) South 80th Street PDB Rezone: Rezone of five properties flanked by South 80th and South 78th Streets to M-1 Light Industrial with a related Comprehensive Plan Future Land Use Map Amendment to a Light Industrial land
use designation, and also amend landscaping/buffering standards for industrial
sites abutting residential zones (recommended for adoption);

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

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

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

(7) TMC and Plan Cleanups: Amend various sections of the TMC to
address inconsistencies, correct minor errors, and improve provisions that, through
administration and application of the TMC, are found to be unclear or not fully
meeting their intent, and would also amend the Urban Form and the Design and
Development standards of the One Tacoma Comprehensive Plan (recommended
for adoption), and
WHEREAS, on June 5, 2018, in accordance with TMC 13.02, the City Council conducted a public hearing to receive public comments on the Planning Commission’s recommendations, and discussed comments received during the June 12, 2018, Study Session, and

WHEREAS the proposed amendments are intended to become effective July 18, 2018; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That TMC 13.06.510, “Off-street parking and storage areas,” is hereby amended as set forth in the attached Exhibit 1.

Section 2. That the City’s Comprehensive Plan, Land Use Regulatory Code, and TMC 13.06.502, “Landscaping and Buffering Standards,” are hereby amended as set forth in the attached Exhibit 2.

Section 3. That the Transportation Master Plan is hereby amended as set forth in the attached Exhibit 4.


Section 6. That Neighborhood and Community Services Code Enforcement
staff will assist the applicants for Exhibit 1 to develop a plan for coming into code
compliance that may include phasing of site improvements, an extended
timeframe, and application for variance from adopted standards, and Community
and Economic Development staff will provide assistance to identify suitable sites
for business relocation if necessary, and connect the applicants to other resources
as needed to facilitate the retention of these businesses.

Passed __JUN 26 2018__

[Signature]
Mayor

Attest:

[Signature]
City Clerk

Approved as to form:

[Signature]
Deputy City Attorney