



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

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

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

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.  
10

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 9.19, "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.  
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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

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Deputy City Attorney