



Legislation Passed January 4, 2022

The Tacoma City Council, at its regular City Council meeting of January 4, 2022, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Resolution No. 40893

A resolution authorizing the execution of a grant agreement and any associated term extensions with the Washington State Department of Ecology, in the amount of \$423,290.00, accepting and depositing said sum into the Surface Water Fund; and authorizing the expenditure of matching funds in the amount of \$141,096.67, budgeted from the Surface Water Fund, for a cumulative total of \$564,386.67, to design and construct a stormwater treatment device in coordination with the Walters Road Utility and Pavement Improvement Project.

[John Burk, P.E., Science and Engineering Division Manager;
Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40894

A resolution nominating and electing Council Member Catherine Ushka to the office of Deputy Mayor to serve a one-year term to expire December 31, 2022.

[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

Resolution No. 40895

A resolution appointing individuals to the Board of Ethics.

[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

Resolution No. 40896

A resolution appointing and reappointing individuals to the Planning Commission.

[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

Resolution No. 40897

A resolution authorizing the execution of a Lease Agreement with the Board of Regents of the University of Washington, for the use of office and laboratory space in the Center for Urban Waters building located at 326 East "D" Street, for a period of 62 months, with the option to renew for two additional five-year periods.

[Susie Rogers, Senior Real Estate Officer; Kurtis D. Kingsolver, P.E., Director, Public Works; Michael P. Slevin, III, P.E., Director, Environmental Services]

Resolution No. 40898

A resolution designating the Henry J. and Nettie Craig Asberry House, located at 1219 South 13th Street, as a City Landmark and placing said property on the Tacoma Register of Historic Places.

[Reuben McKnight, Historic Preservation Officer; Peter Huffman, Director, Planning and Development Services]

Resolution No. 40899

A resolution authorizing the execution of a Letter of Agreement with the Professional and Technical Employees, Local 17, Tacoma Police Department Non-Commissioned Management Unit, regarding Voluntary Employee Beneficiary Association participation.

[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]

Resolution No. 40900

A resolution authorizing the execution of an amendment to the original Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Ethos Development LLC, for the development of 188 multi-family market-rate rental housing units, located at 1402 Tacoma Avenue South, in the Downtown Regional Growth Center, to a Multi-Family Housing 12-Year Limited Property Tax Exemption, for 160 multi-family market-rate and affordable rental housing units.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40901

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, for the development of 46 multi-family market-rate and affordable rental housing units, located at 211-213 North "I" Street, in the Downtown Regional Growth Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Ordinance No. 28784

An ordinance reclassifying three parcels of real property, totaling approximately 19,628 square feet, located at 8638, 8640, and 8642 "A" Street, from an R-2 Single-Family Dwelling District to an R-4-L Low-Density Multiple-Family Dwelling District, for the construction of seven to 13 units of housing.

(Trung Do's Goldsmith Services, Inc.; File No. LU21-0109)

[Jeff H. Capell, Hearing Examiner]



RESOLUTION NO. 40893

1 A RESOLUTION relating to stormwater management; authorizing the execution
2 of a grant agreement and any associated term extensions with the
3 Washington State Department of Ecology, in the amount of \$423,290.00,
4 accepting and depositing said sum into the Surface Water Fund; and
5 authorizing the expenditure of matching funds in the amount of
6 \$141,096.67, budgeted from the Surface Water Fund, to design and
7 construct a stormwater treatment device in coordination with the Walters
8 Road Utility and Pavement Improvement Project.

9 WHEREAS there is a need to improve the quality of stormwater discharged
10 to the Puget Sound in the vicinity of Titlow Park, and

11 WHEREAS the Walters Road Utility and Pavement Improvement Project
12 (“Project”) offers a unique opportunity to construct new stormwater collection
13 systems, upgrade existing residential streets, and provide water quality treatment
14 in partnership with the Washington State Department of Ecology (“DOE”), and

15 WHEREAS the proposed improvements include construction of a water
16 quality treatment device capable of treating approximately 20 acres of residential
17 stormwater runoff and its associated load of fine particulate matter, and
18 construction of approximately 3,500 linear feet of new stormwater collection
19 system, as well as improvements to approximately 10 blocks of failing road
20 surfaces, and

21 WHEREAS the City has applied for and been awarded \$423,290.00 in
22 grant funding from the DOE, and

23 WHEREAS the grant award requires a City match of \$141,096.67, and

24 WHEREAS, under the grant process guidelines, the City Council must
25 approve acceptance of grant funding; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That the proper officers of the City are hereby authorized to accept grant funding from the Washington State Department of Ecology, in the amount of \$423,290.00, for deposit into the Surface Water Fund, together with funding of \$141,096.67 in matching City funds, budgeted from the Surface Water Fund, for a cumulative total of \$564,386.67, for the purpose of designing and constructing a stormwater treatment device in coordination with the Walters Road Utility and Pavement Improvement Project.

Section 2. That the proper officers of the City are hereby authorized to execute a grant agreement and any associated term extensions with the Washington State Department of Ecology for the administration of the funding accepted pursuant to Section 1, said document to be substantially in the form of the proposed grant agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney



RESOLUTION NO. 40894

1 A RESOLUTION related to the organization of City government; nominating and
electing Council Member Catherine Ushka to the office of Deputy Mayor to
2 serve a one-year term through December 31, 2022.

3 WHEREAS Keith Blocker's term as Deputy Mayor expired on December 31,
4 2021, and

5 WHEREAS, pursuant to Ordinance No. 26767, the Deputy Mayor shall be a
6 member of the City Council and shall be elected by the Council at its first meeting
7 after such office becomes vacant, or as soon thereafter as is practical, and
8

9 WHEREAS Council Member Catherine Ushka has been nominated and
10 elected to fill the vacancy of Deputy Mayor for a one-year term through
11 December 31, 2022; Now, Therefore,

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

13 That Catherine Ushka is hereby nominated and elected as Deputy Mayor of
14 the City of Tacoma for a term through December 31, 2022, and continuing until
15 such time as a successor is elected.
16

17
18 Adopted _____

19 _____
20 Mayor

21 Attest:

22 _____
23 City Clerk

24 Approved as to form:

25 _____
26 City Attorney



RESOLUTION NO. 40895

1 BY REQUEST OF COUNCIL MEMBERS HINES AND WALKER

2 A RESOLUTION relating to committees, boards, and commissions; appointing
3 individuals to the Board of Ethics.

4 WHEREAS vacancies exist on the Board of Ethics, and

5 WHEREAS, at its meeting of December 7, 2021, the Government
6 Performance and Finance Committee conducted interviews and recommended
7 the appointment of individuals to said board, and

8 WHEREAS, pursuant to City Charter Section 2.4, the persons named on
9 Exhibit "A" have been nominated to serve on the Board of Ethics; Now, Therefore,
10

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

12 That those nominees to the Board of Ethics, listed on Exhibit "A," are hereby
13 confirmed and appointed as members of such board, for such terms as are set
14 forth on the attached Exhibit "A."

15 Adopted _____
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17 _____
18 Mayor

19 Attest:

20 _____
21 City Clerk

22 Approved as to form:

23 _____
24 City Attorney

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EXHIBIT "A"

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BOARD OF ETHICS

Appointing **Steve Krupa** to serve a three-year term, effective January 1, 2022, to expire December 31, 2024.

Appointing **Diane Tilstra** to serve a three-year term, effective January 1, 2022, to expire December 31, 2024.



RESOLUTION NO. 40896

1 BY REQUEST OF COUNCIL MEMBERS McCARTHY AND WALKER

2 A RESOLUTION relating to committees, boards, and commissions; appointing and
3 reappointing individuals to the Planning Commission.

4 WHEREAS vacancies exist on the Planning Commission, and

5 WHEREAS, at its meeting of December 8, 2021, the Infrastructure,
6 Planning, and Sustainability Committee conducted interviews and recommended
7 the appointment and reappointment of individuals to said commission, and

8 WHEREAS, pursuant to City Charter Section 2.4, the persons named on
9 Exhibit "A" have been nominated to serve on the Planning Commission; Now,
10

11 Therefore,

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

13 That those nominees to the Planning Commission, listed on Exhibit "A," are
14 hereby confirmed and appointed or reappointed as members of such commission,
15 for such terms as are set forth on the attached Exhibit "A."
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17 Adopted _____

18 _____
19 Mayor

20 Attest:

21 _____
22 City Clerk

23 Approved as to form:

24 _____
25 City Attorney

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EXHIBIT "A"

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PLANNING COMMISSION

Appointing **Anthony Steele** to the "Development Community" position to fill an unexpired term, to expire June 30, 2023.

Appointing **Morgan Dörner** to the "District No. 2" position to fill an unexpired term, to expire June 30, 2024.

Appointing **Robb Krehbiel** to the "District No. 5" position to fill an unexpired term, to expire June 30, 2024.

Reappointing **Brett Santhuff** to the "District No. 3" position retroactive to July 1, 2021, to expire June 30, 2024.



RESOLUTION NO. 40897

1 A RESOLUTION relating to environmental services; authorizing the execution of a
2 Lease Agreement with the Board of Regents of the University of
3 Washington, for the use of office and laboratory space in the Center for
Urban Waters building located at 326 East "D" Street.

4 WHEREAS, the initial term of the lease will be for 62 months, with an option
5 to extend for two additional five-year terms, and

6 WHEREAS, the University of Washington-Tacoma ("UWT") is an existing
7 tenant leasing office and laboratory space in the Center for Urban Waters building,
8 which is owned by the City and both City and UWT desire to continue a leasing
9 relationship under a new lease with new terms as the old lease has expired, and
10

11 WHEREAS, the lease renewal with UWT will provide operational continuity
12 for both UWT and the City, and

13 WHEREAS, City staff is recommending that the City Council approve the
14 execution of a new 62 month lease agreement, with an option to extend for two
15 additional five-year terms, with the Board of Regents of the University of
16 Washington; Now, Therefore,

17
18 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

19 Section 1. That the proper officers of the City are hereby authorized to
20 execute a 62 month lease agreement, with an option to extend for two additional
21 five-year terms, with the Board of Regents of the University of Washington, for the
22 use of office and laboratory space in the Center for Urban Waters building located
23 at 326 East "D" Street.
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Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40898

1 A RESOLUTION relating to historic preservation; adding the proposed landmark to
2 the Tacoma Register of Historic Places and imposing controls for the
3 following property: the Henry J. and Nettie Craig Asberry House, located at
4 1219 South 13th Street; said landmark designated by the Landmarks
5 Preservation Commission under Chapter 13.07 of the Tacoma Municipal
6 Code.

7 WHEREAS the Tacoma Landmarks and Historic Districts Code,
8 Chapter 13.07 of the Tacoma Municipal Code ("TMC"), establishes a procedure for
9 the designation and preservation of structures and areas having historical, cultural,
10 architectural, archaeological, engineering, or geographic importance, and

11 WHEREAS, pursuant to TMC 13.07.050, the nomination of the Henry J. and
12 Nettie Craig Asberry House, located at 1219 South 13th Street ("Property"), was
13 submitted by Historic Tacoma, for inclusion on the Tacoma Register of Historic
14 Places, along with the requisite application materials, and

15 WHEREAS the Landmarks Preservation Commission ("Commission") held a
16 public hearing on December 8, 2021, to receive public comment on the historic
17 significance of the Property, and

18 WHEREAS, according to TMC 13.07.040, the Commission found that the
19 Property meets the eligibility requirements for listing on the Tacoma Register of
20 Historic Places, and

21 WHEREAS, based upon said findings, the City Council believes that it would
22 be in the best interest of the City to designate the Property described below as a
23 historic landmark and place it on the Tacoma Register of Historic Places; Now,
24 Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. Designation. That, pursuant to the provisions of Chapter 13.07 of the Tacoma Municipal Code ("TMC"), the City Council of Tacoma approves the designation of the following Property as a historic landmark and places said property on the Tacoma Register of Historic Places:

(1) Henry J. and Nettie Craig Asberry House.

More particularly described as: 1219 South 13th Street,
Tacoma, WA 98405-3948

Parcel No.: 0320053012

Legal Description:

The North half of the following described tract: Commencing 208.5 feet west of the center of Section 5, Township 20 North, Range 3 East of the W.M. in Pierce County, Washington: Thence West 208.5 feet; Thence South 208.5 feet; Thence East 208.5 feet; Thence North 208.5 feet to the beginning, in Pierce County, Washington;

Except from said North Half those portions appropriated by the City of Tacoma, in the Superior Court for Pierce County under Case Nos. 24616, 29623 and 100530 for "M" Street, for South 13th Street and for Alley;

Also Except from said North Half that portion lying East of the centerline of the Alley between Blocks 1224 and 1225 of Seibler De Ferry Addition to Tacoma, according to the Plat thereof recorded in Volume 7 of Plats at Page 91, in Pierce County Washington, extended Southerly;

based upon satisfaction of the following standards of TMC 13.07.040, that the

Property:

A. Is associated with events that have made a significant contribution to the broad patterns of our history;



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B. Is associated with the lives of persons significant in our past;

Section 2. Controls. A Certificate of Approval must be obtained from the Landmarks Preservation Commission pursuant to TMC 13.05.047 et seq., or the time for denying an application for a Certificate of Approval must have expired before the owners may make alterations or changes to the Property:

- 1. The Henry J. and Nettie Craig Asberry House: Changes to exterior of the primary structure and any changes to the surrounding landscaping or site.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal Description Approved:

Chief Surveyor
Public Works Department



RESOLUTION NO. 40899

1 A RESOLUTION relating to collective bargaining; authorizing the execution of a
2 Letter of Agreement negotiated between the City of Tacoma and the
3 Professional and Technical Employees Local 17, Tacoma Police Department
4 Non-Commissioned Management Unit, regarding Voluntary Employee
5 Beneficiary Association participation.

6 WHEREAS the City has, for years, adopted the policy of collective
7 bargaining between the various labor organizations representing employees and
8 the administration, and

9 WHEREAS Tacoma Municipal Code Section 1.12.229 authorizes members
10 of collective bargaining units to participate in the Voluntary Employee Beneficiary
11 Association (“VEBA”) program in certain circumstances, and

12 WHEREAS the City and the Professional and Technical Employees
13 Local 17, Tacoma Police Department Non-Commissioned Management Unit
14 (“Union”) have negotiated a Letter of Agreement (“LOA”) regarding Union member
15 VEBA participation, which will: (1) allow eligible employees to participate in the
16 VEBA program as provided by Tacoma Municipal Code Section 1.12.229; and
17 (2) allow an employee, upon retirement or death, who has a sick leave balance, to
18 have a VEBA deposit equal to 25 percent of accrued sick leave hours, with a
19 minimum deposit of \$100, and

20 WHEREAS it appears in the best interest of the City that the LOA negotiated
21 by said Union and the City be approved; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers of the City are hereby authorized to execute the Letter of Agreement negotiated between the City of Tacoma and the Professional and Technical Employees Local 17, Tacoma Police Department Non-Commissioned Management Unit, said document to be substantially in the form of the document on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40900

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of an amendment to the Multi-Family Housing
3 Eight-Year Limited Property Tax Exemption Agreement with Ethos
4 Development LLC for the development of 188 multi-family market-rate rental
5 housing units, located at 1402 Tacoma Avenue South, in the Downtown
6 Regional Growth Center, to a Multi-Family Housing 12-Year Limited Property
7 Tax Exemption for 160 market-rate and affordable rental housing units.

8 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
9 Washington, designated several Residential Target Areas for the allowance of a
10 limited property tax exemption for new multi-family residential housing, and
11

12 WHEREAS the City has, through Ordinance No. 25789, enacted a program
13 whereby property owners in Residential Target Areas may qualify for a Final
14 Certificate of Tax Exemption which certifies to the Pierce County
15 Assessor-Treasurer that the owner is eligible to receive a limited property tax
16 exemption, and

17 WHEREAS, pursuant to Resolution No. 40487, adopted on November 19,
18 2019, Ethos Development LLC executed an Eight-Year Limited Property Tax
19 Exemption Agreement for the development of 188 multi-family market-rate rental
20 housing units, and

21 WHEREAS Ethos Development LLC now desires to amend the agreement to
22 change from an Eight-Year Limited Property Tax Exemption Agreement to a
23 12-Year Limited Property Tax Exemption Agreement, and to revise the terms of the
24 proposed development, and commit to having 20 percent of their units be
25 affordable, and
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WHEREAS the project moved through permitting, the unit number and mix has changed slightly as well, and this change to a 12-year tax exemption would require that 32 of the 160 units be rented to households who earn 80 percent or less of the family median income, and

WHEREAS Ethos Development LLC, is proposing to develop 160 new market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
53	Studio	324 Square Feet	\$1,437
33	One bedroom, one bath	511 Square Feet	\$1,696
37	Two bedroom, two bath	762 Square Feet	\$2,509
5	Three bedroom, two bath	901 Square Feet	\$2,886
Affordable Rate			
13	Studio	324 Square Feet	\$1,273 (including utilities)
9	One bedroom, one bath	511 Square Feet	\$1,454 (Including utilities)
9	Two bedroom, two bath	762 Square Feet	\$1,635 (including utilities)
1	Three bedroom, two bath	901 Square Feet	\$1,816 (including utilities)

as well as 59 on-site residential parking stalls, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 1402 Tacoma Avenue South in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

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

Section 1. That the City Council does hereby approve and authorize an amendment to the original conditional eight-year property tax exemption, to a period of 12 years, to Ethos Development LLC, for the property located at 1402 Tacoma



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Avenue South in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute an amendment to the original Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement to a 12-Year Limited Property Tax Exemption Agreement with Ethos Development LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Parcel No. 2014120011

3 PARCEL COMPOSITE LEGAL

A portion of the Northeast Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 1 through 5, inclusive, and the North Half of Lot 6, Block 1412, Map of New Tacoma, Washington Territory, according to the Plat filed for record February 3, 1875, in the Office of the County Auditor, in Pierce County, Washington.

Together with Easterly 10 feet of alley abutting thereon vacated by Ordinance No. 1890 of the City of Tacoma, recorded under Auditor's No. 208346.

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 40901

1 A RESOLUTION relating to the multi-family property tax exemption program;
 2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
 3 Tax Exemption Agreement with Tac Build LLC, for the development of 46
 4 multi-family market-rate and affordable rental housing units to be located at
 5 211-213 North "I" Street in the Downtown Regional Growth Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
 7 Washington, designated several Residential Target Areas for the allowance of a
 8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
 10 whereby property owners in Residential Target Areas may qualify for a Final
 11 Certificate of Tax Exemption which certifies to the Pierce County
 12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
 13 exemption, and

14 WHEREAS Tac Build LLC, is proposing to develop 46 new market-rate and
 15 affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
31	Studio	422 Square Feet	\$1,500
3	One bedroom, one bath	471 Square Feet	\$1,700
2	Two bedroom, one bath	598 Square Feet	\$2,200
Affordable Rate			
9	Studio	422 Square Feet	\$1,273 (including utilities)
1	One bedroom, one bath	471 Square Feet	\$1,454 (including utilities)

16 as well as four on-site residential parking stalls and 3,000 square feet of
 17 commercial space, and

18 WHEREAS the Director of Community and Economic Development has
 19 reviewed the proposed property tax exemption and recommends that a conditional
 20 property tax exemption be awarded for the property located at 211-213 North "I"
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Street in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

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

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Tac Build LLC, for the property located at 211-213 North "I" Street in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2032170030

Legal Description:

That portion of the Northwest Quarter of the Southeast Quarter of Section 32, Township 21 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 6 and 7, Block 3217, Map of New Tacoma, Washington Territory, according to the plat filed for record February 3, 1875 in the Office of the County Auditor in Pierce County, Washington.

Together with the Southerly 10 feet of alley abutting thereon, vacated by Ordinance No. 1617 of the City of Tacoma.

Situate in the City of Tacoma, County of Pierce, State of Washington.



ORDINANCE NO. 28784

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2 AN ORDINANCE relating to zoning; changing the zoning classification of three
3 parcels of real property, totaling approximately 19,628 square feet,
4 located at 8638, 8640, and 8642 "A" Street, from an R-2 Single-Family
5 Dwelling District to an R-4-L Low-Density Multiple-Family Dwelling
6 District, for the construction of seven to 13 units of housing.

7 WHEREAS Applicant Trung Do's Goldsmith Services, Inc. ("Applicant")
8 requested the rezone of three parcels of real property located at 8638, 8640,
9 and 8642 "A" Street in Tacoma, totaling approximately 19,628 square feet, to
10 be reclassified from R-2 Single-Family Dwelling District to R-4-L Low-Density
11 Multiple-Family Dwelling District for the eventual construction of seven to 13
12 units of housing, and
13

14 WHEREAS a public hearing was held on September 16, 2021, which
15 allowed members of the community to attend and have their voices heard
16 and/or express support for the proposed rezone, and two members of the
17 public voiced concerns related to the proposed rezone, specifically addressing
18
19



1 traffic, crime, loss of open space, and a possible decline in property values;
2 the Hearing Examiner elected to keep the record open until close of business
3 on September 17, 2021, to allow for additional written comments to be
4 received and entered into the record, however, no additional comments were
5 received after the hearing, and
6

7 WHEREAS the rezone appears to meet applicable criteria and
8 standards for rezones in the Tacoma Municipal Code, and advances multiple
9 Comprehensive Plan goals and policies, as set forth in the Hearing Examiner's
10 Report and Recommendation, and in the hearing record; Now, Therefore,
11

12 BE IT ORDAINED BY THE CITY OF TACOMA:
13

14 Section 1. That the City Council hereby adopts the Hearing Examiner's
15 Findings, Conclusions, and Recommendations contained in the Hearing
16 Examiner's Report dated September 29, 2021, bearing File No. HEX2021-019
17 (LU21-0109), which Report is on file in the office of the City Clerk.
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1 Section 2. That the three parcels of real property, totaling
2 approximately 19,628 square feet, located at 8638, 8640, and 8642 "A"
3 Street, shall be hereafter included in the R-4-L Low-Density Multiple-Family
4 Dwelling District, to allow for the construction of seven to 13 units of housing:
5

6 PARCEL NO. 0320336044 (8638 "A" Street):

7
8 Lot 3 of City of Tacoma Short Plat No. MPD2007-40000089724,
9 recorded under recording number 200902025001, records of Pierce
10 County Auditor.

11 Within the Southeast Quarter of the Northwest Quarter of Section
12 33, Township 20 North, Range 03 East, W.M., situate in the City of
13 Tacoma, County of Pierce, State of Washington.

14 PARCEL NO. 0320336043 (8640 "A" Street):

15 Lot 2 of City of Tacoma Short Plat No. MPD2007-40000089724,
16 recorded under recording number 200902025001, records of Pierce
17 County Auditor.

18 Within the Southeast Quarter of the Northwest Quarter of Section
19 33, Township 20 North, Range 03 East, W.M., situate in the City of
20 Tacoma, County of Pierce, State of Washington.



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PARCEL NO. 0320336042 (8642 "A" Street):

Lot 1 of City of Tacoma Short Plat No. MPD2007-40000089724,
recorded under recording number 200902025001, records of Pierce
County Auditor.

Within the Southeast Quarter of the Northwest Quarter of Section
33, Township 20 North, Range 03 East, W.M., situate in the City of
Tacoma, County of Pierce, State of Washington.



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Section 3. That the above-described property shall hereafter no longer be governed by Tacoma Municipal Code 13.06.020.C.3, R-2 Single-Family Dwelling District.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: 8638, 8640, and 8642 "A" Street, Tacoma, Washington.
Petitioner: Trung Do's Goldsmith Services, Inc.
Request No.: LU21-0109