The Tacoma City Council, at its regular City Council meeting of February 21, 2023, 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. 41138
A resolution authorizing the execution of grant agreements with the Washington State Department of Commerce, in the amount of $1,183,085, accepting and depositing said sum into the Economic Development Grants Fund; and authorizing the execution of agreements with
• Korean Women’s Association, in the amount of $700,000, plus applicable taxes, through December 31, 2024; and
• Low Income Housing Institute, in the amount of $483,085, plus applicable taxes, through April 30, 2025;
for water, sewer, and stormwater infrastructure improvements required for the production of new affordable housing in the City - Not Practicable to Bid.
[Felicia Medlen, Housing Division Manager, Jeff Robinson, Director, Community and Economic Development]

Ordinance No. 28869
An ordinance reclassifying an approximately 0.34-acre site, located at 8441 South “C” Street, from an R-2 Single-Family Dwelling District to a C-1 General Neighborhood Commercial District, to allow for the construction of a 12-unit apartment building.
(Royal Construction Group, LLC; File No. LU22-0134)
[Jeff H. Capell, Hearing Examiner]
RESOLUTION NO. 41138

A RESOLUTION related to grant agreements, and to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of grant agreements with the Washington State Department of Commerce, in the total amount of $1,183,085, accepting and depositing said sum into the Economic Development Grants Fund; authorizing the waiver of competitive procurement procedures due to sole source availability; and authorizing the execution of contracts with the Korean Women’s Association in the amount of $700,000, plus applicable taxes, through December 31, 2024, and with the Low Income Housing Institute in the amount of $483,085, plus applicable taxes, through April 30, 2025, budgeted from the Economic Development Grants Fund, for water, sewer, and stormwater infrastructure improvements required for the production of new affordable housing in the City.

WHEREAS the City has applied for and been awarded $1,183,085 in grant funding from the Washington State Department of Commerce Connecting Housing to Infrastructure Program (“CHIP”) for water, sewer, and stormwater infrastructure improvements relating to the production of new affordable housing in the City, and

WHEREAS, under the grant process guidelines, the City Council must approve acceptance of grant funding, and

WHEREAS the City’s Community and Economic Development Department recommends contracts be awarded to the Korean Women’s Association in the amount of $700,000, plus applicable taxes, and with the Low Income Housing Institute in the amount of $483,085, plus applicable taxes, budgeted from the Economic Development Grants Fund, for expenses related to the new affordable housing projects, and

WHEREAS the City has complied with all applicable laws and processes governing the acquisition of those supplies, and/or the procurement of those

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services, inclusive of public works, as is shown by the attached Exhibit “A,”
incorporated herein as though fully set forth, and

WHEREAS the Board of Contracts and Awards has concurred with the
recommendation for award as set forth in the attached Exhibit “A”; Now,

Therefore,

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

Section 1. That the proper officers of the City are hereby authorized to
accept grant funding from the Washington State Department of Commerce
Connecting Housing to Infrastructure Program (“CHIP”) in the amount of
$1,183,085, for deposit into the Economic Development Grants Fund, for the
purpose of water, sewer, and stormwater infrastructure improvements required
for the production of new affordable housing in the City.

Section 2. That the proper officers of the City are hereby authorized to
execute grant agreements and any associated term extensions with CHIP for
the administration of the funding accepted pursuant to Section 1.

Section 3. That the proper officers of the City are hereby authorized to
enter into contracts with the Korean Women’s Association in the amount of
$700,000, plus applicable taxes, through December 31, 2024, and with the Low
Income Housing Institute in the amount of $483,085, plus applicable taxes,
through April 30, 2025, budgeted from the Economic Development Grants Fund,
for water, sewer, and stormwater infrastructure improvements required for the
production of new affordable housing in the City, consistent with Exhibit “A.”

Section 4. That the Council of the City of Tacoma concurs with the
Board of Contracts and Awards to adopt the recommendation for award as set
forth in the attached Exhibit “A,” and authorizes the waiver of competitive
procurement procedures due to sole source availability.

Adopted ____________________

__________________________________________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney
ORDINANCE NO. 28869

AN ORDINANCE relating to zoning, changing the zoning classification of approximately 0.34 acres of property, located at 8441 South “C” Street, from an R-2, Single-Family Dwelling District to a C-1, General Neighborhood Commercial District, to allow for the construction of a 12-unit apartment building.

WHEREAS Royal Construction Group, LLC (“Applicant”) requested the rezone of approximately 0.34 acres of property, located at 8441 South “C” Street, to allow for the construction of a 12-unit apartment building, and

WHEREAS a public hearing was held on December 15, 2022, which community members could attend to have their concerns heard, and/or express support for the proposed rezone; no members of the public attended the hearing, and

WHEREAS the rezone will benefit the Applicant by allowing completion of its intended development of the property with multi-family housing, that would benefit the City housing market by adding additional supply to meet demand, and
WHEREAS approval of the rezone of the property to enable this
development would also have a positive impact on equity, equality, diversity,
and/or inclusion and would make housing more readily available to residents
of the City, and

WHEREAS this rezone request was accompanied by an application for
a Critical Area Verification Permit to confirm the location and type of critical
areas and buffers that may affect the site and has been approved/finalized by
the Hearing Examiner, and
WHEREAS the Hearing Examiner concluded that the project would be
a benefit to the public and that the rezone would bring the property into
compliance with the Comprehensive Plan, and is recommending approval of
the rezone with conditions as set forth in the Hearing Examiner’s
Recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner’s
Findings, Conclusions, and Recommendations contained in the Hearing
Examiner’s Report dated December 28, 2022, bearing File No. HEX 2022-020
(LU22-0134), which Report is on file in the office of the City Clerk.

Section 2. That the approximately 0.34 acres of property, located at
8441 South “C” Street, shall be hereafter included in the C-1, General
Neighborhood Commercial District, to allow for the construction of a 12-unit apartment building:

LOTS 20 TO 24, BLOCK 2, MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 76, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATED IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

Passed ____________________________

Attest: ________________________________

Mayor

City Clerk

Approved as to form: ____________________

Property description approved: ________________

Deputy City Attorney ________________________________

Chief Surveyor

Public Works Department

Location: 8441 South “C” Street

Petitioner: Royal Construction Group, LLC

Request No.: HEX 2022-020 (LU22-0134)