



Legislation Passed February 21, 2023

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

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

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

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

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

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



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

3 WHEREAS the Board of Contracts and Awards has concurred with the
4 recommendation for award as set forth in the attached Exhibit "A"; Now,
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6 Therefore,

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

8 Section 1. That the proper officers of the City are hereby authorized to
9 accept grant funding from the Washington State Department of Commerce
10 Connecting Housing to Infrastructure Program ("CHIP") in the amount of
11 \$1,183,085, for deposit into the Economic Development Grants Fund, for the
12 purpose of water, sewer, and stormwater infrastructure improvements required
13 for the production of new affordable housing in the City.
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15 Section 2. That the proper officers of the City are hereby authorized to
16 execute grant agreements and any associated term extensions with CHIP for
17 the administration of the funding accepted pursuant to Section 1.
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19 Section 3. That the proper officers of the City are hereby authorized to
20 enter into contracts with the Korean Women's Association in the amount of
21 \$700,000, plus applicable taxes, through December 31, 2024, and with the Low
22 Income Housing Institute in the amount of \$483,085, plus applicable taxes,
23 through April 30, 2025, budgeted from the Economic Development Grants Fund,
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1 for water, sewer, and stormwater infrastructure improvements required for the
2 production of new affordable housing in the City, consistent with Exhibit "A."

3 Section 4. That the Council of the City of Tacoma concurs with the
4 Board of Contracts and Awards to adopt the recommendation for award as set
5 forth in the attached Exhibit "A," and authorizes the waiver of competitive
6 procurement procedures due to sole source availability.
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8 Adopted _____
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10 _____
11 Mayor

12 Attest:
13 _____
14 City Clerk

15 Approved as to form:
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17 City Attorney
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ORDINANCE NO. 28869

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

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

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

15 WHEREAS the rezone will benefit the Applicant by allowing completion
16 of its intended development of the property with multi-family housing, that
17 would benefit the City housing market by adding additional supply to meet
18 demand, and
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1 WHEREAS approval of the rezone of the property to enable this
2
3 development would also have a positive impact on equity, equality, diversity,
4 and/or inclusion and would make housing more readily available to residents
5 of the City, and

6 WHEREAS this rezone request was accompanied by an application for
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8 a Critical Area Verification Permit to confirm the location and type of critical
9 areas and buffers that may affect the site and has been approved/finalized by
10 the Hearing Examiner, and

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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



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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 _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: 8441 South "C" Street
Petitioner: Royal Construction Group, LLC
Request No.: HEX 2022-020 (LU22-0134)