



City of Tacoma
Public Works Department

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January 3, 2003

Brian Wilson
6525 North 53rd Street
Tacoma, WA 98407

RE: Letter of Comment from City of Tacoma with respect to Restrictive Covenant on
4030 South Tacoma Way

Dear Mr. Wilson:

Bill Bailey of our staff recently brought to our attention your need per WAC 173-340-440(6), for a response from the City of Tacoma commenting on the restrictive covenant that is placed on the property located at 4030 South Tacoma Way.

This site is located within the "M-1" Light Industrial zoning district. Please find enclosed the City of Tacoma Municipal Code (TMC) regulations that apply to the above noted property. They include:

- A copy of the TMC "M-1" Light Industrial District zoning regulations
- A copy of TMC 13.06.510 Off-street parking requirements
- A copy of TMC 13.06.502 Landscaping and/or buffering standards
- A copy of TMC 13.09 South Tacoma Groundwater Protection District

In addition, please be advised that the City of Tacoma is currently amending the zoning regulations for its industrial districts and when these are approved, any new development proposed for the subject site, will be subject to these new regulations. Under the draft regulations, the site would still be located within the "M-1" District. A copy of these draft regulations is also enclosed for your review. It is anticipated that the draft regulations will be in effect by April 2003.

Should you have questions or comments regarding the above information, please telephone me at your convenience at 253-591-5387.

Sincerely,

Karie Hayashi
Land Use Administration Planner Supervisor
Kh2k2-162.doc
Attachments

cc: ✓ Charles Cline, Toxics Cleanup Program, Southwest Regional Office, State
Department of Ecology, PO Box 47775, Olympia, WA 98504
Bill Bailey (w/out attachments), BLUS-Public Works Department