



## RESOLUTION NO. 40217

1 A RESOLUTION setting Tuesday, February 19, 2019, as the date for a public  
2 hearing on the proposed accessory dwelling unit regulations, as  
3 recommended by the Planning Commission and modified by the  
4 Infrastructure, Planning and Sustainability Committee.

5 WHEREAS detached accessory dwelling units (“ADU”) in single-family  
6 zoning districts are currently permitted only through the Residential Infill Pilot  
7 Program (“Pilot Program”), enacted in 2015 and codified as Tacoma Municipal  
8 Code (“TMC”) 13.05.115, and

9 WHEREAS the Pilot Program is intended to promote innovative residential  
10 infill which is well-designed and harmonious with neighborhood patterns, and

11 WHEREAS, since the Pilot Program was established, there has been  
12 substantial interest in constructing more than the three detached ADUs allowed  
13 through the program, and

14 WHEREAS, pursuant to Resolution No. 39886, adopted on December 12,  
15 2017, the City Council requested that the Planning Commission study the possibility  
16 of increasing the number of detached ADUs allowed through the Pilot Program, and

17 WHEREAS, after subsequent recommendations from the Infrastructure,  
18 Planning and Sustainability (“IPS”) Committee and community input through the  
19 Planning Commission process, the recommendation instead would remove  
20 detached ADUs from the Pilot Program and allow them more broadly under the  
21 updated ADU regulations, and

22 WHEREAS, on October 17, 2018, the Planning Commission forwarded  
23 recommendations to the City Council for amendments to the City’s ADU  
24 regulations, and  
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WHEREAS the IPS Committee discussed the proposals on December 12, 2018, and forwarded a modified ADU regulations package to the City Council on January 23, 2019, for consideration, and

WHEREAS the proposed recommendations would modify the City's current ADU regulations by allowing detached ADUs in single-family zoning districts; simplifying regulatory requirements; reducing regulatory barriers; and generally increasing flexibility regarding building design, size, and location, and

WHEREAS the recommendations also include design, building, and ownership controls intended to ensure ADUs fit the scale and character of the residential lot and surrounding neighborhood, and

WHEREAS, pursuant to TMC 13.02, the City Council is required to conduct a public hearing before enacting any amendments to the Land Use Regulatory Code, and

WHEREAS the City desires to fix a time and date for public hearing for the purpose of considering the proposed ADU regulations, as recommended by the Planning Commission and modified by the Infrastructure, Planning and Sustainability Committee; Now, Therefore,

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

Section 1. That Tuesday, February 19, 2019, at approximately 5:30 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the place when and where a public hearing shall be held on the proposed accessory dwelling



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unit regulations, as recommended by the Planning Commission and modified by the Infrastructure, Planning and Sustainability Committee.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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Deputy City Attorney