



City of Tacoma City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

April 24, 2018

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:07 p.m.

Present: 8 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Ushka and Mayor Woodards

Absent: 1 - Mello

Council Member Mello arrived at 12:18 p.m.

Briefing Items

1. [18-0416](#) One Tacoma Comprehensive Plan Overview

At approximately 12:07 p.m., Peter Huffman, Director, Planning and Development Services (PDS), made opening remarks and provided an overview of the One Tacoma Comprehensive Plan, including the context of the regional planning framework, and introduced Stephen Atkinson, Principal Planner, PDS. Mr. Atkinson reviewed a map from Vision 2040 of regional planning framework and graphs of math behind the plan, including historic and forecast growth and regional growth trends since 2000.

Council Member Mello arrived here, at 12:18 p.m.

Mr. Atkinson further reviewed graphs of math behind the plan, including Tacoma's historic and potential growth trajectories; and population growth, household units, and land supply needs. He provided an overview of a few of the plan elements, noting Tacoma 2025; topics, subarea policies, and documents addressed in the Comprehensive Plan; and reviewed details and key maps of Urban Form, noting future land use, high intensity and high frequency transit, signature trails, and residential pattern areas. He further reviewed plan elements, including environment and watershed health, noting long term planning targets, policies, and core maps; housing, including policies, goals, and planning targets; and economic development, noting planning targets, past trends in employment and targeted growth, and planned employment areas. Mr. Atkinson reviewed additional plan elements, including

the Transportation Master Plan, including goals, policies, priority networks, facility design, and funding and performance mechanisms; public facilities and services, noting project prioritization, policies, level of service standards for concurrency and not subject to concurrency, and potential annexation areas; and engagement, administration, and implementation, noting its equitable process, implementation actions and strategies, area-wide implementation, and provided Comprehensive Plan myths.

Discussion ensued regarding actual growth versus forecast growth, the type of incentives needed for growth and how frequent growth happens, plans to purchase properties for green spaces, high capacity transit development, and underserved transit areas. Discussion concluded on the Urban Form planning target data, what a crossroads center is, Urban Form zoning, and the future land use map.

2. [18-0417](#) Tacoma Mall Neighborhood Subarea Plan

At approximately 1:07 p.m., Brian Boudet, Planning Division Manager, PDS, made opening remarks and reviewed the Tacoma Mall Neighborhood Subarea Plan, including an overview, key actions, policy background, and introduced Elliot Barnett, Associate Planner, PDS. Mr. Barnett described the process, noting public engagement and technical analysis; Infrastructure, Planning, and Sustainability's recommendations; connectivity and pedestrian and bicycle standards; zoning, including two focus areas; and inclusionary zoning, noting incentives and requirements. He presented a hypothetical example of a building with the changes, noting current and proposed height, floors, and units; input from the focus group; next steps; and addressed some questions and concerns made by the community.

Discussion ensued regarding inclusionary zoning, input and concerns from the focus group, and the hypothetical example regarding the amount of affordable units and years. Discussion continued on affordable housing regarding parking requirements and opportunities, data and analysis, providing Council Members the statistics regarding housing cost burden that was provided at the Infrastructure, Planning, and Sustainability Committee, and risks.

Other Items of Interest

3. [18-0435](#) Proposed Resolution No. 39998

Council Member Blocker stated there are concerns related to the Tiki Apartment crisis and he will be bringing forward a resolution to tonight's

City Council meeting, requesting the City Manager and staff to look for recommendations on how to prevent such crisis in the future as it relates to tenant rights and notice timeframes to move out of locations. After the Council meeting, it will be discussed at the Community Vitality and Safety Committee.

4. [18-0436](#) Tacoma Public Utilities Executive Recruitment Process

Linda McCrea, Interim Director, Tacoma Public Utilities (TPU), stated the Public Utility Board (PUB) has been interviewing the semifinalists for the TPU Director position, and to her understanding, Human Resources Director Gary Buchanan and Mayor Woodards worked together to develop a suggestion for how the recruitment process with the City Council will go. She concluded by reviewing the proposed schedule.

Discussion ensued regarding the amount of time PUB spends with each candidate.

Committee Reports

Deputy Mayor Ibsen stated the Pierce County Regional Council (PCRC) held a meeting Thursday, April 19, 2018, and discussed the possibility of keeping the ten percent Transit Set-Aside fund for transit projects throughout Pierce County. Moving forward, they will keep the at least ten percent allotment for transit related projects for PCRC related capital allotments. He stated there was a lot of positive feedback about transit from various member cities and stakeholders at the PCRC board discussion.

Agenda Review and City Manager's Weekly Report

5. [18-0419](#) Weekly Report to the City Council, April 19, 2018

City Manager Pauli stated there is one proclamation and one recognition, proclaiming Thursday, April 26, 2018 as Domestic Violence Awareness Day and recognizing the Twin Tigers Taekwondo team. There is an expected change to tonight's agenda which is consideration of Resolution No. 39998 related to investigation of enhancements to tenants' rights and the study of it will be going to the Community Vitality and Safety Committee.

Closed Session - Labor Negotiations

MOTION: Council Member Mello moved to convene to Closed Session pursuant to RCW 42.30.140(4)(a and b) to discuss labor negotiations, not to exceed 5 minutes.

SECONDED BY: Council Member Ushka.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 8 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello and Ushka

Absent: 1 - Mayor Woodards

Executive Session - Pending and Potential Litigation

MOTION: Council Member Mello moved to convene to Executive Session pursuant to RCW 42.30.110(1)(i) to discuss pending and potential litigation, not to exceed 25 minutes.

SECONDED BY: Council Member Ushka.

ACTIONS: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 8 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello and Ushka

Absent: 1 - Mayor Woodards

The Council convened to Closed Session at 2:36 p.m.

The Closed Session concluded at 2:41 p.m.

The Council convened to Executive Session at 2:41 p.m. City Attorney Bill Fosbre and Deputy City Attorney Jean Homan were present.

The Executive Session was extended by 15 minutes at 3:06 p.m., 30 minutes at 3:21 p.m., and 15 minutes at 3:51 p.m.

The Executive Session concluded and the study session reconvened at 4:06 p.m.

Adjournment

On proper motion, the study session was adjourned at 4:06 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk