



# City of Tacoma City Council Minutes

747 Market Street, First Floor, Tacoma WA 98402

City Council Chambers

**March 05, 2019**

**5:00 PM**

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## CALL TO ORDER

Mayor Woodards called the meeting to order at 5:01 p.m.

## ROLL CALL

**Present:** 8 - Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

**Absent:** 1 - Beale

Council Member Beale arrived at 5:03 p.m.

## FLAG SALUTE

The flag salute was led by Council Member Ibsen.

## MOMENT OF SILENCE

## ITEMS FILED IN THE OFFICE OF THE CITY CLERK

1. [19-0193](#) Minutes of the Human Services Commission, November 14, 2018.

## CONSENT AGENDA

## RESOLUTIONS

2. [RES40243](#) A resolution authorizing the execution of an Interlocal Agreement with the Washington State Department of Transportation (WSDOT), committing the City to provide \$2 million in future funding, to assist WSDOT in securing federal grants for the estimated \$2 billion Puget Sound Gateway Program - State Route 167 and State Route 509 Completion Projects.  
[Josh Diekmann, P.E., Assistant Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

- 3. [RES40244](#) A resolution setting Tuesday, March 26, 2019, at approximately 5:30 p.m., as the date for a public hearing by the City Council on approving the 32nd year of the Business Improvement Area work plan, budget, and revised assessment rates, from May 1, 2019, through April 30, 2020.  
[Debbie Bingham, Economic Development Specialist; Jeff Robinson, Director, Community and Economic Development]

**MOTION: Deputy Mayor McCarthy moved to adopt the Consent Agenda, including Resolution Nos. 40243 and 40244.**

**SECONDED BY: Council Member Mello.**

**ACTION: Voice vote was taken and carried to adopt the Consent Agenda, including Resolution Nos. 40243 and 40244. The Consent Agenda was declared adopted.**

**Ayes: 8 - Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**

**Absent: 1 - Beale**

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS**

There were no proclamations, recognitions, presentations, or announcements.

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Council Member Beale arrived here, at 5:03 p.m.

**PUBLIC COMMENT**

Public Comment began at 5:03 p.m.

Speaking before the City Council:

- 1. Jessie Gamble, Master Builders Association, speaking on Ordinance No. 28576.
- 2. Taylor Shanaman, Tacoma-Pierce County Association of Realtors, speaking on Ordinance No. 28576.
- 3. Heidi White, 4705 South American Lake Boulevard, speaking on Ordinance No. 28576.
- 4. Venus Dergan, 4714 South American Lake Boulevard, speaking on Ordinance No. 28576.

Public Comment ended at 5:11 p.m.

## REGULAR AGENDA

4. [19-0203](#) A motion may be considered to authorize the City's full and final settlement of all property damage claims against the City by Jeffrey and Nancy Slotnick, Claim No. W-049-18, upon payment by the City in the amount of \$30,289.90.

**MOTION: Deputy Mayor McCarthy moved to authorize the City's full and final settlement of all property damage claims against the City by Jeffrey and Nancy Slotnick, Claim No. W-049-18, upon payment by the City in the amount of \$30,289.90.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

5. [19-0204](#) A motion may be considered to authorize the City's full and final settlement of all employment-related claims against the City by Christine Gleason, Claim No. L05418, upon payment by the City in the amount of \$200,000.

**MOTION: Deputy Mayor McCarthy moved to concur with the February 27, 2019, recommendation of the Public Utility Board, and to authorize the City's full and final settlement of all employment related claims against the City by Christine Gleason, Claim No. L05418, upon payment by the City in the amount of \$200,000.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

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**MOTION: Deputy Mayor McCarthy moved to amend Resolution No. 40124 by extending the date the Community Workforce Task Force must report to the City Council on its recommendations on a final Priority Hiring Ordinance and Community Workforce Agreement to April 30, 2019.**

**SECONDED BY: Council Member Mello.**

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

**Ayes: 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**

**PURCHASE RESOLUTIONS**

- 6.     [RES40245](#)     A resolution authorizing an increase to the contract with DKS Associates, in the amount of \$175,000, plus applicable taxes, for a total contract amount of \$350,000, budgeted from the Operations, Engineering, and Transportation Fund, for continued technical services and assistance in the timely completion of projects, through December 31, 2020 - Architectural and Engineering Roster. [Josh Diekmann, P.E., Assistant Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**MOTION: Deputy Mayor McCarthy moved to adopt Resolution No. 40245.**

**SECONDED BY: Council Member Mello.**

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

**Ayes: 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**

## RESOLUTIONS

7.     [RES40246](#)     A resolution authorizing the segregation of the existing assessments for Local Improvement District Nos. 3967, 5728, 6980, 7726, and 8656, to reflect the changes in ownership, in the Point Ruston development.  
[Michael San Soucie, Treasury Manager; Andy Cherullo, Director, Finance]

**MOTION: Deputy Mayor McCarthy moved to adopt Resolution No. 40246.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

8.     [RES40247](#)     A resolution authorizing the execution of an agreement with Nash Consulting, Inc., in an amount not to exceed \$285,000, budgeted from the Internal Services Fund, for the design and delivery of a leadership development program for General Government.  
[Ben Thurgood, Assistant Director; Gary Buchanan, Director, Human Resources]

**MOTION: Deputy Mayor McCarthy moved to adopt Resolution No. 40247.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

## FINAL READING OF ORDINANCES

9. [ORD28574](#) An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for employees represented by the International Brotherhood of Electrical Workers, Local 483, Water Pollution Control Unit.  
[Kari Louie, Senior Compensation and Benefits Manager; Gary Buchanan, Director, Human Resources]

**ACTION: Roll call vote was taken on Ordinance No. 28574.**

**The Ordinance was declared passed by the following vote:**

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

10. [ORD28575](#) An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to add a new Section 1.12.280, entitled "Inclement weather or conditions," relating to the authority of the City Manager and Director of Utilities to grant leave during severe inclement weather or conditions, retroactive to February 11, 2019.  
[Kari Louie, Senior Compensation and Benefits Manager; Gary Buchanan, Director, Human Resources]

**ACTION: Roll call vote was taken on Ordinance No. 28575.**

**The Ordinance was declared passed by the following vote:**

**Ayes:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards

## FIRST READING OF ORDINANCES

11. [ORD28576](#) An ordinance amending Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, by amending various chapters to modify regulations related to accessory dwelling units by allowing detached accessory dwelling units in single-family zoning districts, simplifying regulatory requirements, reducing regulatory barriers, and generally increasing flexibility regarding building design, size, and location, effective May 1, 2019.  
[Elliott Barnett, Senior Planner; Peter Huffman, Director, Planning and Development Services]

**MOTION: Council Member Ushka moved to amend Ordinance No. 28576 at Page 2, Line 16, to include the following paragraph:**

**“WHEREAS the removal of the ADU owner occupancy requirement may result in further opportunities for short-term rentals, which could negatively impact neighborhoods”; and to further amend Exhibit “A” of Ordinance No. 28576 by amending TMC 13.06.150.C.7 at Page 5, to modify the ADU Code to require the property owner to live on-site for approval of a short-term rental of either the house or the ADU (on sites with both).**

**SECONDED BY: Council Member Mello.**

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

**Ayes: 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**

**MOTION: Deputy Mayor McCarthy moved to amend Amended Ordinance No. 28576 at Page 2, Line 16, to include the following paragraph:**

**“WHEREAS ADUs are intended to be accessory structures clearly smaller than the main house and smaller than typical houses”; and to further amend Exhibit “A” of Amended Ordinance No. 28576 by amending TMC 13.06.150.D.2 at page 6, to replace the proposed tiered maximum ADU size (which allowed up to 1,500 square feet) with a simplified maximum size of 1,000 square feet.**

**SECONDED BY: Council Member Mello.**

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

**Ayes: 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**

**MOTION: Council Member Hunter moved to amend Amended Ordinance No. 28576 at Page 2, Line 16, to include the following paragraph:**

**“WHEREAS the City Council recognizes community interest and, in some cases, concerns regarding ADUs and wishes to track implementation outcomes in support of potential future code refinements as appropriate to better support the policy intent”; and to further amend Amended Ordinance No. 28576 by adding a new Section 3 at page 3, line 3, reading as follows: “Section 3. That the City Manager is hereby directed to track ADUs constructed under these regulations and report to the City Council at 12 months, 18 months, three years, and six years after the effective date of these code changes. The review is intended to inform future Council consideration by providing objective data and specific examples addressing topics, including the following: number of ADU permits, number of ADUs built, geographic distribution of permits, ADU size and height, affordability/rent levels, parking provided, and photos and site plans of newly constructed ADUs.”**

**SECONDED BY: Council Member Ibsen.**

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

**Ayes: 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Mayor Woodards**



**ACTION: Amended Ordinance No. 28576, as amended, was set over for final reading on March 19, 2019.**

Council Member Beale commented on housing affordability related to proposed Ordinance No. 28576, and stated he is working on possible amendments and a resolution for further Planning Commission review.

**PUBLIC HEARINGS AND APPEALS**

- 12. [19-0182](#) This is the date set for a public hearing by the City Council on the proposed Open Space Current Use Assessment application by Christine and Karl Anderson, for the property located at 811 North Karl Johan Avenue.  
[Larry Harala, Associate Planner; Peter Huffman, Director, Planning and Development Services]

The public hearing began at 5:56 p.m.

No one came forward to address the City Council.

The public hearing ended at 6:01 p.m.

**UNFINISHED BUSINESS**

There was no unfinished business.

**REPORTS BY THE CITY MANAGER**

There was no report.

**COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL**

Economic Development Committee

Council Member Thoms, Chair of the Economic Development Committee, reported at the February 12, 2019 meeting, the Committee received presentations by WorkForce Central on their strategic direction and alignment, and the Foss Waterway Development Authority on pending land transactions; and at the February 26, 2019 meeting, the Committee received a presentation on green economy. He further stated that the next meeting is on March 26, 2019 and will include an update on South Sound Military and Communities Partnership and a potential technology safety project with Fire and South Sound Outreach.

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Mayor Woodards stated that the 2019 State of the City address will be held on March 6, 2019 at 6:30 p.m., and will be available to view online and on TV Tacoma.

Mayor Woodards reminded everyone that the March 12, 2019 meeting and study session have been cancelled, and that the Citizens' Forum has been moved to March 19, 2019.

**ADJOURNMENT**

On proper motion, the meeting was adjourned at 6:03 p.m.



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Victoria R. Woodards, Mayor



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Doris Sorum, City Clerk