



City of Tacoma

City Council Study Session Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

June 27, 2023

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:01 p.m.

Roll Call

Present: 7 - Blocker, Bushnell, Diaz, Hines, Rumbaugh, Ushka and Mayor Woodards

Absent: 2 - Daniels and Walker

Council Member Daniels arrived at 12:41 p.m.

Briefing Items

1. [23-0677](#) Tacoma Smelter Plume Yearly Update

At approximately 12:02 p.m., Jana Magoon, Division Manager, Planning and Development Services (PDS), introduced Marian Abbett, Site Manager and Environmental Engineer, and Justin Zakoren, Yard Program Remediation Manager, Department of Ecology. Abbett presented a brief background and history on Tacoma Smelter Plume, health risks from arsenic and lead, ways people can be exposed, healthy actions, settlement breakdown, and spending. Zakoren continued with the Tacoma-Pierce County Health Department outreach and education; working with residents to cover bare patches of soil; outreach to community garden organizations; yard program service area; arsenic sampling results; 312 yards replaced and clean up status; soil replacement work, noting the process and example; comparison of 2016 and 2023 sequences; sequence update outreach; and dirt alert map. Abbett concluded with technical assistance, and protecting human health for years to come.

Discussion ensued regarding the cleanup settlement account; informational pamphlets for property purchases; studies on health impacts; healthy actions; schools and play areas; partnering with Metro Parks Tacoma, signage at Point Defiance; King County Health Department cancer study; funding; dirt alert map; and housing title requirement.

2. [23-0678](#) Comprehensive Plan and Land Use Regulatory Code 2023 Overview and Proposed Amendments

Council Member Daniels arrived here, at 12:41 p.m.

At approximately 12:42 p.m., Steve Atkinson, Principal Planner, PDS, presented the 2023 annual amendment to the Comprehensive Plan and Land Use Regulatory Code, including the agenda; 2023 amendments docket; annual amendment process; community engagement; and application of Mor Furniture, noting land use designation request, Planning Commission recommendation, and park and recreation facilities map. Jana Magoon, Division Manager, PDS, continued with the application of electric fences, noting substitute resolution, draft land use code amendments, and Planning Commission's recommendation; and application of shipping containers, noting substitute resolution, and Planning Commission's recommendations. Atkinson concluded with application for delivery only retail, noting Planning Commission's recommendations; application of commercial zoning review, noting Planning Commission's recommendations; application of minor amendments; and next steps.

Discussion ensued regarding gratitude for the work; appearance and attractiveness of electric fences and pedestrian safety; property size for shipping containers; commissary kitchens, pedestrian walkways and parking standards; commercial zoning review; Mor Furniture land use designation; incidental contact and pedestrian experience; accessory dwelling units; Multi-Family Tax Exemption locations, expansion and ordinance; incubator businesses; upzoning; and Planning Commissions's discussion on electrical fences.

3. [23-0679](#) City of Tacoma Director Confirmation Overview

At approximately 1:53 p.m., Shelby Fritz, Director, Human Resources, presented an overview of the City's director confirmation process, including the background, factors to consider, director confirmation areas, process guidelines and expectations, and core competencies the City Council may add to the process.

Discussion ensued regarding list of internal and external job positions, input from Council Members on director positions, and high profile positions versus all director position.

Other Items of Interest

4. [23-0682](#) Rental Housing Code

At approximately 2:03 p.m., Mayor Woodards provided a brief background on the Rental Housing Code and introduced Ted Richardson, Strategic Initiatives Program Coordinator, Office of Strategy, and ChiQuata Elder, Senior Equity Programs Consultant, Office of Equity and Human Rights. Together along with Council Members, they presented preventing landlord pet restrictions based on dog breeds proposed by Council Members Daniels and Diaz; replacing pet deposit with pet fees proposed by Council Member Rumbaugh; standardized screening criteria proposed by Council Members Daniels and Diaz; economic displacement relocation assistance proposed by Council Members Daniels and Diaz; and winter eviction limitations proposed by Council Members Daniels and Diaz.

Discussion ensued throughout regarding limitations on pet fees, required fee versus suggested fee, and pet rent; challenges, timelines, and funding for the pilot program; calculations and exemptions on relocation assistance; interference in the market; rental assistance; final language; sponsors and the stakeholder group; two-year amendment timeline, code changes, and interpretation and enforcement; and next steps.

Committee Reports

There were no committee reports given.

Agenda Review and City Manager's Weekly Report

5. [23-0680](#) Weekly Report to the Mayor and City Council, June 22, 2023

City Manager Elizabeth Pauli stated there are two ceremonials on tonight's meeting agenda, proclaiming July 2023 as Pride Month, and recognizing our City Clerk, Doris Sorum. She concluded by stating that there is one change expected to tonight's agenda, a communication item advising that the petition entitled "Landlord Fairness Code: A Tenant Bill of Rights", did contain the required number of signatures to place the initiative on the November 2023 ballot; and that tonight's meeting includes a public hearing related to the 2023 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, and Community Forum.

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Council Member Hines stated at the June 14, 2023, Infrastructure, Planning, and Sustainability Committee meeting, Animal Control and the City Attorney's Office presented proposed amendments to the Municipal Code,

relating to animal noise. He further stated a the Council Action Memorandum will come forward on the July 11, 2023, Council meeting.

Closed Session - Labor Negotiations

MOTION: Council Member Ushka moved to convene to a Closed Session pursuant to RCW 42.30.140(4)(a and b) to discuss labor strategy, not to exceed 30 minutes.

SECONDED BY: Council Member Blocker.

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

Ayes: 8 - Blocker, Bushnell, Daniels, Diaz, Hines, Rumbaugh, Ushka and Mayor Woodards

Absent: 1 - Walker

Adjournment

The Closed Session was held after adjournment of the study session.

On proper motion, the study session was adjourned at 3:17 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk