

* This 'Voting Record' is a summary of actions taken at the City Council meeting only, and will remain online until the official meeting minutes are approved and posted.



City of Tacoma

City Council Voting Record*

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 848 3423 3126

Webinar Link: www.zoom.us/j/84834233126 Passcode: 349099

October 29, 2024m

5:00 PM

CALL TO ORDER – 5:04 p.m.

ROLL CALL - Present: 9

FLAG SALUTE

MOMENT OF SILENCE

ITEMS FILED IN THE OFFICE OF THE CITY CLERK

1. **24-1142** Minutes of the Landmarks Preservation Commission, October 11, 2023.
2. **24-1143** Minutes of the Landmarks Preservation Commission, October 25, 2023.
3. **24-1144** Minutes of the Planning Commission, April 3, 2024.
4. **24-1096** Minutes of the Tacoma Creates Advisory Board, August 26, 2024.

AGENDA MODIFICATIONS

CONSENT AGENDA

PURCHASE RESOLUTIONS

5. **RES41545** A resolution authorizing an increase to the contract with DKS Associates, in the amount of \$299,824.25, plus applicable taxes, for the cumulative total of \$1,709,902.44, budgeted from the Transportation Capital Fund, to perform additional traffic analysis and design on the Puyallup Avenue Transit/Complete Street Improvements Project - Specification No. PW22-0018F.
6. **RES41546** A resolution authorizing an increase to the contract with Moss Adams LLP, in the amount of \$602,000, plus applicable taxes, for a cumulative total of \$1,838,895, budgeted from various departmental funds, for 2024 and 2025 annual audit services. -Contract No. CW2229570.

RESOLUTIONS

7. **RES41547** A resolution accepting a grant from the Washington State Department of Commerce, in the amount of \$4,000,000, and depositing said sum into the Revolving Loan Fund, for Community Reinvestment Project loans and grants to stabilize, grow, and prevent displacement; and authorizing a subrecipient agreement with the Tacoma Community Redevelopment Authority.

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FIRST READING OF ORDINANCES

- 8. **ORD28981** An ordinance vacating a 16-foot-wide alley lying south of vacated South 30th Street and north of South Tacoma Way and lying between South Wilkeson Street and vacated South Ash Street to address and eliminate existing building and industrial storage use encroachments.

MOTION to adopt the Consent Agenda: Hines

SECOND: Walker

Action: Adopt the Consent Agenda.

MOTION to accept the Findings, Conclusions, and Recommendations of the Hearing Examiner for Ordinance No. 28981: Hines

SECOND: Walker

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

Consent Agenda adopted.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0 Items Removed: 0

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS

- 9. **24-1159** Proclaiming Tuesday, October 29, 2024, as Student Government Day.

The City Council meeting recessed at 5:20 p.m. and reconvened at 5:28 p.m.

- 10. **24-1160** Proclaiming November 2024 as Native American Heritage Month.

The Native American Heritage Month proclamation has been moved to the November, 5 2024, meeting.

PUBLIC COMMENT

REGULAR AGENDA

PURCHASE RESOLUTIONS

- 11. **RES41548** A resolution awarding a contract to Capital Industries Inc, in the amount of \$1,871,255, plus applicable taxes, budgeted from the Solid Waste Fund, for the purchase of frontload, rear--load, roll--off-, metal containers, lids, and parts on an as needed basis, for an initial contract period of two years, with the option- to renew for three additional one-year- periods, for a projected contract total of \$4,678,138 - Specification No. ES24-0168F.

MOTION: Hines

SECOND: Walker

Adopted.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

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PUBLIC HEARINGS AND APPEALS

18. **24-1049** This is the date set for the first public hearing by the City Council on the proposed 2025-2026 Biennial Operating Budget.

The public hearing began at 6:02 p.m. and closed at 6:49 p.m.

The City Council meeting recessed at 6:52 p.m., and reconvened at 7:15 p.m.

19. **24-1051** This is the date set for the first public hearing by the City Council on the proposed 2025-2026 Capital Budget and 2025-2030 Capital Facilities Program.

The public hearing began at 7:15 p.m.

The City Council meeting recessed at 7:22 p.m., and reconvened at 7:24 p.m.

The public hearing was closed at 7:39 p.m.

20. **24-1053** This is the date set for a public hearing by the City Council on the proposed Ad Valorem and Emergency Medical Services tax levies for 2025.

The public hearing began at 7:47 p.m. and was closed at 7:49 p.m.

FIRST READING OF ORDINANCES

12. **ORD28982** An ordinance authorizing an increase in the Ad Valorem general property tax revenue collection in terms of both dollars and percentage for the general property tax levy in 2025.

Set over for final reading on November 19, 2024.

13. **ORD28983** An ordinance fixing the amount of the Ad Valorem tax levies necessary to identify the amount of the estimated revenues from property tax levies to match estimated expenditures for debt service and other funding requirements.

Set over for final reading on November 19, 2024.

14. **ORD28984** An ordinance authorizing an increase for the Emergency Medical Services property tax levy in terms of both dollars and percentage for 2025.

Set over for final reading on November 19, 2024.

15. **ORD28985** An ordinance fixing the amount of the Emergency Medical Services levy necessary to identify the amount of the estimated revenues from the property tax levy to match estimated expenditures for debt service and other funding requirements.

Set over for final reading on November 19, 2024.

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The meeting recessed at 7:51 p.m., to conduct the Transportation Benefit District Governing Board special meeting and public hearing, and reconvened at 8:15 p.m.

- 16. **ORD28986** An ordinance adopting the Home in Tacoma Phase 2 zoning and standards amendments as recommended by the Planning Commission, and amending various chapters in Titles 1, 2, 9, 10, 12, and 13 of the Municipal Code, to support additional housing choice, supply, and affordability in the City, and to comply with changes to state law.
- 17. **24-1173** Multiple motions may be made to amend Ordinance No. 28986 regarding Home in Tacoma.

MOTION: Hines

SECOND: Walker

Action: (1) To amend the Home in Tacoma ordinance by amending new TMC 13.06.010.C "Zoning", to change proposed zoning near North 49th Street and Waterview Street from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to align with density allowed in proximity to an existing mixed-use center.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Sadalge

SECOND: Walker

Action: (2) To amend the Home in Tacoma ordinance by amending new TMC 13.06.010.C "Zoning", to change proposed zoning near South 49th Street and South Wilkeson Street from the current proposed Urban Residential 1 (UR-1) to Urban Residential 2 (UR-2) to be consistent with zoning surrounding Giaudrone Middle School.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Sadalge

SECOND: Walker

Action: (3) To amend to amend the Home in Tacoma ordinance by amending new TMC 13.06.010.C "Zoning", to change proposed zoning near South 54th Street and South Alaska Street from the current proposed Urban Residential 1 (UR-1) to Urban Residential 2 (UR-2) to be consistent with zoning surrounding South 56th Street.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

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MOTION: Bushnell

SECOND: Walker

Action: (3a) To amend the Home in Tacoma ordinance by amending new TMC 13.06.010.C "Zoning", to change proposed zoning near South 72nd Street and South Alaska Street from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to be consistent with UR-3 zoning near the existing commercial area.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Bushnell

SECOND: Walker

Action: (4) To amend the Home in Tacoma ordinance by amending new TMC 13.06.020.F "Urban Residential Districts (UR-1, 2, and 3) Development Standards," Subsection 1, to modify the language in the Urban Residential (UR) Zones development standards table to clarify that the expanded 8-foot side setback is only required for buildings that include units whose primary entrance faces that same side yard.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Sadalge

SECOND: Walker

Action: (5) To amend the Home in Tacoma ordinance by amending new TMC 13.04.093 "Unit Lot Subdivisions", Subsection H.5., to modify the language in the Unit Lot Subdivision section to be more inclusive of other types of legal arrangements (beyond just Homeowners Associations) to allow for shared utility maintenance and costs with appropriate security and guarantee

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Rumbaugh

SECOND: Walker

Action: (6a) To amend the Home In Tacoma ordinance by amending new TMC 13.06.090.C "Site Development Standards", Subsection 3.j, to change the proposed Reduced Parking Area by removing the portion along the 6th Avenue corridor to require more parking while still aligning with State requirements.

**Ayes: 4 Nays: 5 (Daniels, Diaz, Hines, Walker, Woodards) Absent: 0
Abstaining: 0**

MOTION: Scott

SECOND: Walker

Action: (6b) To amend the Home in Tacoma ordinance by amending new TMC 13.06.090.C "Site Development Standards", Subsection 3.j, to change the proposed Reduced Parking Area by removing the portion along the South 19th Street corridor to require more parking while aligning with State requirements.

**Ayes: 4 Nays: 5 (Daniels, Diaz, Hines, Walker, Woodards) Absent: 0
Abstaining: 0**

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MOTION: Daniels

SECOND: Walker

Action: (6c) To amend the Home in Tacoma ordinance by calling for a parking and access study, three years after adoption of Home in Tacoma, on the effects on parking and access in Reduced Parking Areas, with a focus on those areas where the State doesn't preclude the City from requiring parking.

Ayes: 6 Nays: 3 (Diaz, Rumbaugh, Scott) Absent: 0 Abstaining: 0

MOTION: Bushnell

SECOND: Walker

Action: (7) To amend the Home in Tacoma ordinance by amending new TMC 13.06.090.F "Pedestrian and bicycle support standards", Subsection 4.f, to modify the pedestrian walkway connection requirements as follows:

- 1 to 2 units: minimum 3-foot width
- 3 or more units: minimum 4-foot width.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Hines

SECOND: Walker

Action: (9) To amend the Home in Tacoma ordinance by removing those provisions relating to trees on non-development sites to be included in a separate tree preservation code applicable to all trees in the City, to remove all proposed Tree Preservation regulations which are intended to apply to property outside the land use permitting process and refer those proposed regulations to the Council's Infrastructure, Planning, and Sustainability Committee to immediately initiate a separate, broader policy discussion about expanding the City's Urban Forestry Program and further implementation of the Urban Forest Management Plan, including examination of:

- Tree preservation standards citywide (beyond just the UR zones),
- Appropriate City resources for tree planting and maintenance, and
- Regulatory and non-regulatory tools for tree preservation.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Hines

SECOND: Walker

Action: (10) To amend the Home in Tacoma ordinance by amending new TMC 13.06.090.B "Landscaping Standards", Subsections 3.g.(4) and 3.e.(2)(d), to modify and clarify that the City should use the Urban Forestry Fees (Tree Credit Fees and Canopy Loss Fees) to plant trees in the same Watershed as the project that generated the fees.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

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MOTION: Hines

SECOND: Walker

Action: (11) To amend the Home in Tacoma ordinance by amending new TMC 13.05.010.B "Variances", Subsection 2.d., to modify the language regarding the tree planting and retention requirements to adjust the minimum tree credit requirements (the "floor") to 10 percent in all Urban Residential (UR) zones, while still requiring payment of required mitigation fees.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Hines

SECOND: Sadalge

Action: (12) To amend the Home in Tacoma ordinance by amending new TMC 13.05.010.b "Variances", Subsection 2.d., and TMC 13.06.090.b "Landscaping Standards", to remove the Variance requirement and associated criteria for reducing on-site tree credits and removing large trees, while:

- **Maintaining the proposed incentives for tree preservation, including the enhanced tree credits and flexibilities on development standards,**
- **Maintaining the Tree Credit Fee for projects that don't meet on-site tree credit requirements, and**
- **Maintaining the Canopy Loss Fee for projects that remove large trees.**

Ayes: 8 Nays: 1 (Diaz) Absent: 0 Abstaining: 0

MOTION: Rumbaugh

SECOND: Walker

Action: (13) To amend the Home in Tacoma ordinance by amending new TMC 13.06.090.b "Landscaping Standards", to create an additional option for applicants ~~with a variance~~ to relocate or replace trees removed from a project site to available private or public property within the same Tacoma watershed area as the project. The receiving property could be private, including religious organizations, or public, including schools or parks. It would be the applicant's responsibility to seek, identify and secure agreement from the owner of the receiving property. The transfer and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Rumbaugh

SECOND: Walker

Action: (14) To amend the Home in Tacoma ordinance by amending new TMC 13.06.090.B "Landscaping Standards" to add additional protection for large trees 20 or more inches in diameter, and to bring any other reference in the tree code of trees over eighteen inches DBH to be brought into alignment with the 20-inch standard. The additional regulations specific to the removal of large trees would require the payment of the Canopy Loss Fee or require replanting an equivalent amount of tree canopy ("inch-for-inch") – for example, removal of a 20-inch tree could require planting of 10-inches of new trees, which could be five 2-inch trees, and the canopy loss fee for 10 inches of tree removal. This is applicable to both development and non-development.

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The new trees can be replanted on the property where the large tree removal occurred or be planted on a private property within the same Tacoma watershed area. If not on the property where the removal occurred the replanting could occur on private property, including, religious organizations, or public property, including schools or parks.

It would be the applicant's responsibility to seek, identify and secure agreement from the owner of the receiving property. The planting and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements. Council Member Rumbaugh withdrew the motion.

MOTION: Sadalge

SECOND: Hines

Action: (15) To amend the Home in Tacoma ordinance by amending new TMC 13.06.020.F "Urban Residential Districts (UR-1, 2, and 3) Development Standards," Subsection 1, to modify the language in the Urban Residential (UR) Zones development standards table to reduce the on-site tree credit requirements by 5 percent in each UR zone.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

MOTION: Sadalge

SECOND: Walker

Action: (8) To amend the Home in Tacoma ordinance by adding a new section to Tacoma Municipal Code Title 13 to provide incentives for the development of housing units that will be sold to individual owners upon completion rather than rented. In exchange for a binding covenant that completed housing unit or units would be sold individually to homeowners, the following incentives would be available. The incentives would also apply to Accessory Dwelling Units (ADU) if the owner lives within the same lot or parcel as the ADU, and to townhouses, condominiums, community land trusts, and other non-profit ownership models.

- **No alley access would be required if the alley is not currently developed.**
- **The on-site tree credit requirements would be reduced to the minimum "floor" level without requiring a Tree Credit Fee.**
- **Any otherwise due Canopy Loss Fees for removed trees would be waived.**
- **The rear yard height limit in the UR-1 and UR-2 districts to would be raised to 35-feet (from the current 25 feet).**

Council Member Sadalge withdrew the motion.

MOTION: Hines

SECOND: Walker

Action: To incorporate all of the approved amendments into a substitute ordinance, and to direct the City Manager to bring forward the substitute ordinance to be considered at the November 19, 2024, City Council Meeting. Public Comment on the substitute ordinance will be taken at that meeting.

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

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Ordinance No. 28986, as a substitute, was set over for final reading on November 19, 2024.

PUBLIC HEARINGS AND APPEALS

The public hearings were held earlier in the meeting.

UNFINISHED BUSINESS

REPORTS BY THE CITY MANAGER

COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL

Economic Development Committee

Infrastructure, Planning, and Sustainability Committee

MOTION: Hines

SECOND: Walker

Action: To suspend Rule 9C of the Rules of Procedure of the Council of the City of Tacoma to reschedule Community Forums from the meetings of:

- **Tuesday, November 12 to Tuesday, November 19;**
- **Tuesday, November 26 to Tuesday, December 3; and**
- **Tuesday, December 10 to Tuesday, December 17, 2024.**

Ayes: 9 Nays: 0 Absent: 0 Abstaining: 0

ADJOURNMENT – 10:52 p.m.