



WEEKLY REPORT TO THE CITY COUNCIL

October 25, 2018

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ACTION REQUESTED

1. Please note the following **Town Hall meeting with Council Members for community members to learn more and provide input about the City's proposed 2019-2020 Biennial Budget:**
 - **Saturday, October 27th, 2:00 – 4:00 p.m.**, at STAR Center, located at 3873 South 66th Street (Council Members Beale and Hunter).

STUDY SESSION/WORK SESSION

2. Please note the **City Council Study Session/Budget Work Session** of Tuesday, October 30, 2018, will be held in the City Council Chambers of the Tacoma Municipal Building, at Noon. The discussion items will be: (1) **Proposed Budget Presentation: Library, Non-Departmental, Revenues Update, Engagement Report Out**; (2) **Tideflats Interim Regulations Public Hearing Summary**; (3) **Other Items of Interest**; (4) **Committee Reports**; (5) **Agenda Review and City Manager's Weekly Report**; and (6) **Closed Session – Labor Negotiations**.

At Tuesday's Study Session, there will be a **General Government presentation on the Tacoma Library and Non-Departmental proposed biennial budgets**. In addition, the presentation **will include a revenues update and a budget engagement report out**. Attached for your information is the 2019/2020 Biennial Budget Work Session Calendar including upcoming discussion topics and presenting departments.

As a second item at Tuesday's Study Session, Planning and Development Services staff will be presenting a **summary of the public comments and testimony received at the Public Hearing on Tuesday, October 23, 2018, regarding the potential re-authorization and six-month extension of the Tideflats Interim Regulations**. Additionally, staff will review options to amend the ordinance relating to the current exemption of existing uses, as requested by the City Council following the public hearing. First reading of the ordinance is scheduled to occur Tuesday evening, with final reading tentatively scheduled for the November 6th Council meeting. Additional information is included in the attached memorandum from Planning and Development Services Director Peter Huffman.

3. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

COUNCIL MEETING

4. At Tuesday's City Council meeting, **Resolution No. 40150** will on the agenda for your consideration. The proposed resolution **initiates the planning process and the negotiation of an interlocal agreement with Pierce County concerning the proposed annexation of the Manitou Potential Annexation Area**. Planning and Development Services Director Peter Huffman provides additional information about the proposed annexation in the attached memorandum.

MARK YOUR CALENDARS

5. You have been invited to the following events:
 - **Filipino American History Month Celebration on Saturday, October 27th, 10:00 a.m. to 4:00 p.m.**, at the Asia Pacific Cultural Center, located at 4851 South Tacoma Way.
 - **Graduate Tacoma's Cradle to Career Annual Luncheon on Thursday, November 1st, 11:30 a.m. to 1:00 p.m.**, at the Greater Tacoma Convention Center, located at 1500 Commerce Street.
 - **Tacoma Landmarks Preservation Commission's and the City's Historic Preservation Office's Tin Can Alley Oop, Fifth Annual Holiday Heritage Swing Dance on Sunday, November 4th, 6:00 to 9:00 p.m.**, at the Tin Can Alley Tacoma, located at 2620 East G Street.
 - **Citizens for a Healthy Bay "Stand for Our Sound" event on Thursday, November 15th, 7:00 p.m.**, at the new Pacific Seas Aquarium at Point Defiance Zoo & Aquarium, located at 5400 North Pearl Street.
 - **Groundbreaking for Hilltop Tacoma Link Extension on Monday, November 19th at 11:00 a.m.**, at People's Park, located at 900 Martin Luther King, Jr. Way.

- **Broadway Center for the Performing Arts 73rd Annual Holiday Tree Lighting on Saturday, November 24th, 5:30 p.m.**, at the Pantages Theater Lobby, located at 9th and Broadway.
- **Grand Opening of the Valhalla Court Apartments on Monday, December 3rd, 5:30 to 7:00 p.m.**, at the Community Healthcare Facility, located at 1202 MLK Jr. Way.

Sincerely,



Elizabeth A. Pauli
City Manager

EAP:crh
Attachments

Budget Work Session Calendar

October 30 - Library and Non-Dept - First Public Hearing
Library
Non-Departmental
Revenue Update
Engagement Report Out
November 6 - Wrap-up - Second Public Hearing
Tacoma Venues and Events
Wrap-up
November 13 (Tentative) - Wrap-up (Only if Needed) - First Reading



TO: Elizabeth Pauli, City Manager

FROM: Peter Huffman, Director, Planning and Development Services Department

SUBJECT: Tideflats Interim Regulations

DATE: October 25, 2018

On Tuesday, October 23, 2018, the City Council held a public hearing on the proposed six-month extension of the Tideflats Interim Regulations. At the City Council study session next Tuesday, October 30, 2018, staff will be presenting a summary of the public comments and testimony received on the proposed extension as well as options to amend the ordinance relating to the current exemption of existing uses, as requested by the City Council following the public hearing. First reading of the ordinance is scheduled to occur that evening, with final reading tentatively scheduled for November 6, 2018.

BACKGROUND

On November 21, 2017, the City Council passed Amended Ordinance No. 28470, establishing interim regulations for the Tideflats and other heavy industrial zoning districts. The ordinance established the interim regulations for an initial one-year period. The Tacoma Municipal Code, consistent with state law, requires that the City Council consider re-authorization of the interim regulations every six months subsequent to the initial one-year authorization period. At the time of re-authorization, the City Council may also consider amendments to the ordinance.

The Tideflats Interim Regulations consist of the following four elements:

- Category 1: Expanded public notification of heavy industrial use permits;
- Category 2: Temporary prohibition of certain new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;
- Category 3: Temporary prohibition of new residential platting and subdivisions along Marine View Drive and northeast Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

ISSUES

In support of the City Council's review of the proposed extension, and consistent with both state law and Tacoma Municipal Code, the City Council conducted a public hearing on October 23, 2018.

Approximately 12,000 public notices were mailed to potentially affected taxpayers and other interested parties. The hearing was also advertised via news release and social media event notifications. Several hundred people attended the public hearing, approximately 64 people provided oral testimony, and 15 written comments were submitted for City Council consideration.

While there was diverse testimony provided to the City Council, it generally fit within the following themes:

1. General Support for or Opposition to Interim Regulations

In general, testimony typically fell into three categories:

- Support for the extension
- Strengthen or expand the interim regulations, particularly with regards to existing uses
- Opposition to the extension and to interim regulations in general

2. Expansion of Existing Uses

A significant focus of public testimony related to the current exemption of existing uses within the interim regulations. Commenters requested that the City Council consider limits on the expansion of existing uses and/or an enhanced Conditional Use Permit process to review expansion projects. Following the public hearing, the City Council requested staff present options for an amendment to respond to public concerns relating to the expansion of existing uses. Attached is a summary sheet that provides information on Conditional Use Permits. Staff will provide additional information at the study session.

3. Metal Recycling

Some public testimony identified metal recycling as a potential use for inclusion within the interim regulations. Much of the testimony cited the recent fire at a metal recycling facility in the Tideflats. It is worth noting that during the Planning Commission process for the original interim regulations, the Commission did consider the inclusion of metal recycling facilities but opted to recommend a final list of uses to the City Council that excluded metal recyclers. At study session, staff will provide additional information on how many existing metal recycling facilities are currently located in the Tideflats.

4. Economic Impact of the Interim Regulations

Multiple commenters recognized the role of the Tideflats in providing for employment opportunity, both locally and regionally, as well as the interdependence of businesses in the area. As a result, the comments expressed concern that the interim regulations could result in detrimental impacts, such as:

- Discouraging long-term investment in existing facilities
- Discouraging the location of new businesses in the Tideflats

Other commenters noted their support for employment growth in the Tideflats and that jobs and environment protections do not need to be an “either/or proposition”.

5. Joint-Base Lewis-McChord (JBLM)

Several commenters identified the economic impact of JBLM in the South Sound and the reliance of JBLM on local fuel supplies. As a result, there was concern expressed about the long-term ability of JBLM to respond to national emergencies if the interim regulations were to limit existing uses.

6. Subarea Planning

Comments relating to the Subarea Plan coalesced around two distinct issues. First, there was considerable support for the Subarea Plan as the appropriate path to develop a long-term plan and regulations for the Tideflats and to resolve the issues identified in the interim regulations. However, concern was also cited over the length of time that the planning effort may take as well as the slow progress to date.

7. Other Issues Identified in Testimony

- Climate change
- Species loss
- Sea level rise
- Environmental remediation and covenants
- Environmental hazards (geologic, flood, seismic, etc.) in the Tideflats

Elizabeth Pauli
October 25, 2018
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Public review materials and background information related to the Tideflats Interim Regulations are available online at: www.cityoftacoma.org/tideflatsinterim.

For more information, please contact Stephen Atkinson, Principal Planner, at (253) 591-5531 or satkinson@cityoftacoma.org.

Attachment

A. Conditional Use Permit Summary Sheet

CONDITIONAL USE PERMITS

WHAT IS A CONDITIONAL USE PERMIT?

In every zoning district, uses are generally divided into one of three categories: Permitted, Not Permitted, or Conditional Uses. Permitted uses are those uses that are allowed outright, with no special approvals necessary. Uses that are Not Permitted are not allowed at all. Conditional Uses are uses that are not allowed outright in that zoning district, but may be allowed with approval of a Conditional Use Permit (CUP).

A Conditional Use Permit allows for evaluation of the specific circumstances of a particular proposal and a particular site, along with increased public involvement in the decision-making process. The Conditional Use Permit process is used to determine whether the proposed use should be allowed in the location proposed. If so, the Conditional Use Permit process also provides a mechanism to apply special conditions that might be necessary to ensure the use is consistent with the vision for the area and to safeguard the surrounding neighborhoods from any possible significant negative impacts of the development.

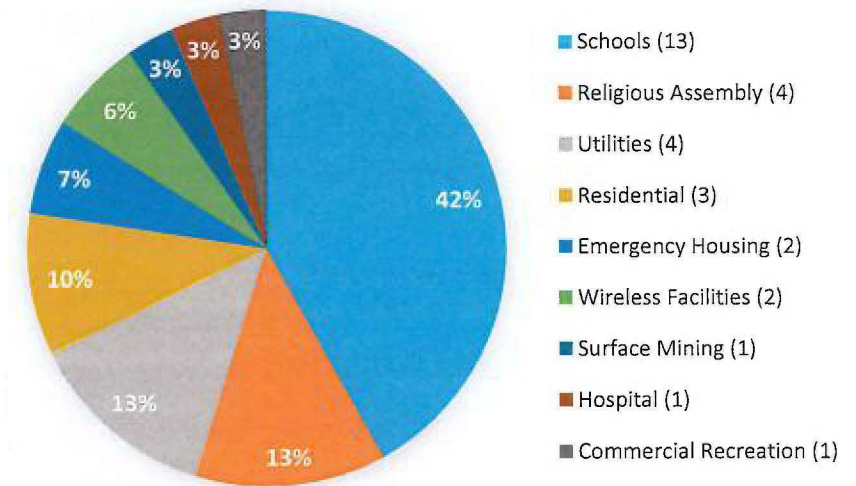
WHAT ARE SOME EXAMPLES OF CONDITIONAL USES?

Some of the most common Conditional Uses are things like schools, churches, and daycare centers, which are commonly found in residential areas but have a potentially higher impact than the allowed residential uses. Some uses are permitted outright in certain zones but are Conditional Uses in other zones (e.g. taverns are allowed outright in the C-2 General Commercial Zone but require a Conditional Use Permit in the C-1 Neighborhood Commercial Zone). And some other uses, due to their unique nature, do not fit neatly into any zoning district and are thus only allowed through a Conditional Use Permit regardless of zoning (e.g. agriculture, airports, and surface mining). The chart to the right provides a breakdown of the types of Conditional Uses that have been requested and reviewed over the past couple of years.

WHAT ARE THE STEPS IN THE PERMIT PROCESS?



2016-2018 CUP SNAPSHOT



WHAT KINDS OF CONDITIONS ARE COMMON?

Projects that receive approval of a Conditional Use Permit frequently have special conditions of approval they must meet. These conditions are designed to address the unique circumstances of the proposal and the applicable regulations and policies, and to ensure that the project is developed in a manner that best balances the operations of the project and its compatibility with the surrounding area. Conditions of approval often address issues such as noise or light controls, special environmental issues, hours of operation, traffic access and mitigation, orientation to surrounding uses, and buffering from surrounding uses.

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
October 30, 2018	City Council Study Session (TMB Council Chambers, Noon)	General Government Budget Presentation and Revenues Update	Library and OMB	Library and Non-Departmental budget presentation, to include a revenues update and engagement report out.
		Tideflats Interim Regulations	PDS	Review public testimony related to the Interim Tideflats Regulations and provide guidance on any Ordinance modifications.
		Closed Session - Labor Negotiations	CAO	
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Tideflats Interim Regulations Ordinance First Reading and Biennial Budget First Public Hearing	PDS	
	Special Meeting Transportation Benefit District Meeting (TMB Council Chambers, 6:00 PM)	Public Hearing on the Transportation Benefit District's 2019/2020 budget and spending plan.	PW	

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
November 6, 2018	City Council Study Session (TMB Council Chambers, Noon)	General Government Budget Presentation	TVE	Tacoma Venues and Events proposed biennial budget will be presented.
		Accessory Dwelling Units	PDS	
	Special Meeting Committee of the Whole (TMBN 16, 3:00 PM)	Rental Housing Code	OEHR	
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Tideflats Interim Regulations Ordinance Final Reading & Biennial Budget Second Public Hearing	PDS	
November 13, 2018	City Council Study Session (TMBN 16, Noon)	Joint Metro Parks Board of Park Commissioners		Overview of MPT accomplishments, on-going projects, future projects, and issues of concern. Work product produced by the joint MPT/City staff interagency coordinating committee.
	Special Joint City Council/Puyallup Tribal Council Meeting (TMBN 16, 2:30 p.m.)	This meeting is tentatively scheduled and discussion topics will be noticed prior to the meeting		
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Biennial Budget First Reading	OMB	
November 20, 2018	City Council City Council Study Session (TMBN 16, Noon)	2019/2020 Neighborhood and Community Services Contracts	NCS	NCS staff will present the contracts recommended for the 2019-2020 biennium.
		Water Resource Plan	TPU/Tacoma Water	
		Workforce Connect Project	TPU	
	Special Meeting Committee of the Whole (TMBN 16, 3:00 PM)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Public Hearing - Accessory Dwelling Units and Biennial Budget Final Reading	PDS/OMB	
	Special Meeting Transportation Benefit District Meeting (TMB Council Chambers, TBD)	Resolution to Adopt the 2019/2020 Transportation Benefit District's Budget and Spending Plan	PW	

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
November 27, 2018	City Council Study Session (TMBN 16, Noon)	Health and Medicine Academy at Stadium High	TPS	Tacoma School District's Health and Medicine Academy at Stadium High School. Tacoma Health Careers Collaborative provides students with equitable access to world-class learning focused on medical careers.
		3 rd Quarter Financials & Biennium-End Modification	OMB	
	City Council Meeting (TMB Council Chambers, 5:00 PM)			

**City of Tacoma 2018
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
December 4, 2018	City Council Study Session (TMBN 16, Noon)	Neighborhood Council Program Review	CED	
		Proposed State and Federal Legislative Agendas	GRO	Government Relations Office staff will share the proposed 2019 State and Federal Legislative Agendas for Council's review and input prior to the resolution to adopt.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
December 11, 2018	Joint Utility Board Study Session (TMBN 16, Noon)	Continuing Disclosure Update	Finance	
	City Council Study Session	Fast Ferry Feasibility Study	PDS/Pierce Transit	Pierce Transit will present the final results of the Fast Ferry Feasibility Study, which was coordinated and paid for by the City, Pierce Transit and the Port of Tacoma.
		Executive Session - Mid-Year City Manager Performance Review	City Council	
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
December 18, 2018	City Council Study Session (TMBN 16, Noon)	Youth Council	CMO	Staff is proposing a process to explore youth engagement in Tacoma.
	Special Meeting Committee of the Whole (TMBN 16, 3:00 PM)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
December 26, 2018	CANCELLED			

Community Vitality and Safety

Committee Members: Blocker (Chair), Beale, Camarata, Ushka, Alternate-Hunter Executive Liaison: Linda Stewart; Staff Support - Will Suarez		2nd and 4th Thursdays 4:30 p.m. Room 248	CBC Assignments: • Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority
November 8, 2018	Citizen Police Advisory Committee	Clerk's Office	5 vacancies
FUTURE:			
November 22, 2018	CANCELLED		Thanksgiving
December 13, 2018			

Economic Development Committee			
Committee Members: McCarthy (Chair), Hunter, Ushka, Woodards, Alternate-Beale Executive Liaison: Tadd Wille; Staff Support - Lynda Foster		2nd, 4th, and 5th Tuesdays 10:00 a.m. Room 248	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •Foss Waterway •City Events and Recognition Committee
October 30, 2018			
FUTURE:			
November 13, 2018	Interviews for City Events and Recognitions Committee	Clerk's office	
	Interviews for Tacoma Arts Commission	Clerk's office	4 vacancies
November 27, 2018	CANCELLED		

Government Performance and Finance Committee

Committee Members: Ibsen (Chair), Blocker, Hunter, Mello, Alternate-Camarata Executive Liaison: Andy Cherullo; Staff Support - Bucoda Warren		1st and 3rd Tuesday 10 a.m. Room 248	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
November 6, 2018	Board of Ethics Interviews	Doris Sorum, City Clerk	2 positions open
	Audit Advisory Board Interviews	Doris Sorum, City Clerk	1 position open
	Director's and Council Appointment Process	Shelby Fritz, Assistant Director, Human Resources	
	Fee Schedule Adjustments	Sam Benscoter, Management Analyst, Office of Management and Budget	A presentation on the proposed biennial adjustments to the fee schedule.
FUTURE:			
November 20, 2018	Livable Wages for Service Contracts	Debra Casparian, Attorney, City Attorney's Office	Discussion of whether the City can require those vendors who enter into service contracts with the City to pay their employees a "livable wage", and what the definition of "livable" is.
	Minimum Wage for Disabled Persons	Debra Casparian, Attorney, City Attorney's Office	Follow up discussion of whether the City can require employers to pay disabled persons the standard minimum wage generally applicable to employees. State law, allows employers to pay "worker with a disability" less than standard minimum wage.
	Responsive Bidding Process	Martha Lantz, Deputy City Attorney, Civil Division, City Attorney's Office	
December 4, 2018	Joint Audit Advisory Board Meetings		
	Environmental and socially responsible investing	Tim Allen, Director, Tacoma Retirement System	

Infrastructure, Planning and Sustainability Committee

Committee Members: Mello (Chair), Beale, Ibsen, McCarthy, Alternate-Hunter Executive Liaison: Kurtis Kingsolver; Staff Support - Rebecca Boydston		2nd and 4th Wednesdays 4:30 p.m. Room 16	CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
November 14, 2018	Safe Routes to School Update	Jennifer Kammerzell, Engineer, Public Works	Carrie Wilhelme, Safe Routes to School Coordinator, and Jennifer Kammerzell, Engineer, will provide an overview of the Safe Routes to School Action Plan. The informational presentation will include a status report on Safe Routes to School Action Plan targets and Safe Routes to School projects.
	Traffic Calming	Jennifer Kammerzell, Engineer, Public Works	Kurtis Kingsolver, Public Works Director, and Jennifer Kammerzell, Engineer, will provide an overview of the City's Neighborhood Traffic Calming Program, which works with neighborhoods to address speeding and collision concerns
FUTURE:			
November 28, 2018	Landmarks Preservation Commission Interviews [request for recommendation]	Doris Sorum, City Clerk	5 vacancies
	Electric Vehicles		
	Co Mingled Recycling	Lewis Griffith, Environmental Services Solid Waste Division	We will provide an update on the impacts China's policies have had on Tacoma's commingled recycling program and the region. We will present some options for actions we can take to address these impacts in the short term.
December 12, 2018	Urban Agriculture Community Report	Kristi Lynett, Office of Environmental Policy and Sustainability	
	DADU	Lauren Flemister, Senior Planner, Planning and Development Services	Staff will provide an summary and facilitate the Committee's review of the Planning Commission's recommendations for Zoning Code amendments related to Accessory Dwelling Units (ADUs).



TO: Elizabeth A. Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services
Brian Boudet, Long-Range Planning Manager, Planning and Development Services
CC: Tadd Wille, Assistant City Manager
SUBJECT: Manitou Potential Annexation Area
DATE: October 24, 2018

The City Council will consider a resolution on October 30, 2018, to initiate the planning process and the negotiation of an interlocal agreement with Pierce County concerning the proposed annexation of the Manitou Potential Annexation Area (PAA) (see Exhibit "A" for the location map). The City Council's action was recommended by the Government Performance and Finance Committee on October 16, 2018.

The 37-acre Manitou PAA is one of the Urban Growth Areas designated in both the City of Tacoma's and Pierce County's comprehensive plans and one of the unincorporated "islands" of Pierce County. As such, its annexation to the City is encouraged by the State Growth Management Act and considered a high priority in VISION 2040 and the Pierce County Countywide Planning Policies.

According to RCW 35.13.470, the annexation process applicable to the Manitou PAA is the method of Interlocal Annexation Agreement. The process may be initiated by the County or the City through the adoption of a resolution to commence negotiations for the interlocal agreement. The Pierce County Council has adopted a resolution (No. R2018-97) on September 4, 2018, to that effect. It is recommended that the City Council also adopt a corresponding resolution to exemplify the jurisdictional collaboration and community outreach that are critical to the success of the annexation proceedings.

To ensure an effectual initiation of the annexation process, staff has pursued some pre-annexation planning endeavors, such as collecting data and compiling a fact sheet for the Manitou PAA; conducting preliminary analysis of relevant issues; holding a community meeting in the Manitou neighborhood on May 14, 2018; and facilitating the reviews of the subject by the Planning Commission on July 18, 2018, and the Government Performance and Finance Committee on August 21 and October 16, 2018.

Upon City Council's adoption of the resolution on October 30, 2018, City and County officials will begin the negotiation of the interlocal agreement, continue the planning and analytical work, and continue to engage the community and stakeholders. Staff will provide updates to and seek advice from the City Council at appropriate junctures throughout the annexation process, of which the general timeline is as follows:

- November 2018 through January 2019 – Negotiation of Interlocal Agreement
- February-March 2019 – Public Hearing and Approval of Interlocal Agreement
- March-April 2019 – Pierce County Boundary Review Board's Review and Approval
- May-June 2019 – Adoption of Annexation Ordinance
- August 2019 – Annexation Effective

For more information, please visit the project's website at www.cityoftacoma.org/Manitou. If you or the City Council have any questions, please contact Lihuang Wung, Senior Planner, at 253-591-5682 or lwung@cityoftacoma.org, or Brian Boudet, Long-Range Planning Manager, at 253-573-2389 or bboudet@cityoftacoma.org.

(Exhibit "A" on next page)

Exhibit "A"
Location Map of the Manitou Potential Annexation Area

