



# City of Tacoma

## City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

**February 12, 2019**

**12:00 PM**

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### Call to Order

Mayor Woodards called the study session to order at 12:09 p.m.

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

**Absent:** 1 - Blocker

Council Member Blocker arrived at 12:17 p.m.

### Briefing Items

1. [19-0142](#) Pierce Transit's Bus Rapid Transit Project Update

At approximately 12:10 p.m., Kurtis Kingsolver, Director, Public Works, provided opening remarks and introduced Alexandra Mather, Government and Communications Officer, and Tina Lee, Planning Manager, Pierce Transit (PT). Ms. Mather provided an overview of the Bus Rapid Transit (BRT) study process and status. Ms. Lee provided a comparison of the proposed BRT route to the current Route 1; plan for 34 pairs of stations on raised platforms; conceptual drawings; the curbside alternative, which would run along the right-hand lane, versus the hybrid alternative, which generally runs along the left or center lane of the roadway; and the corridor traffic analysis.

Council Member Blocker arrived here, at 12:17 p.m.

Ms. Lee continued with a review of the corridor traffic analysis and Tacoma Dome Station access options, with a proposal to operate on 26th Street. Ms. Mather summarized the major themes from public comments received to date, including improving access to the Tacoma Dome Station and from Tacoma Community College to the Tacoma Dome Station, lane elimination, costs, spacing of stops, and parking. Ms. Mather and Ms. Lee described next steps related to public hearings, presentations, recommendations, and approvals. Ms. Lee stated PT is currently analyzing impacts of adding roundabouts on the corridor. Ms. Mather further stated PT will seek a resolution in support of the project from the City Council.

Discussion ensued regarding the proposed BRT route, number of stations, and access; impacts on riders, property owners, and businesses; the idea to temporarily add the Tacoma Dome Station service on Route 1; consistency with the Transportation Plan; the number of traffic lanes and property acquisitions for each alternative; transit impacts during Tacoma Dome events; land use planning related to Mixed-Use Centers, shared use lanes, right-of-way requirements, density, parking requirements, and access; use and accessibility of transit; role of the City's Transportation Commission; outreach and community feedback; coordination between the City and PT; infrastructure needs and regional growth; timeline for the City's corridor study; relationship between transit and housing and implementation of affordable housing recommendations; emphasis on serving more people and moving buses more quickly; and the need to coordinate with the Washington State Department of Transportation.

2. [19-0143](#) Proposed Accessory Dwelling Unit (ADU) Code Amendments

At approximately 1:06 p.m., Brian Boudet, Planning Manager, Planning and Development Services (PDS), provided opening remarks and introduced Elliott Barnett, Senior Planner, PDS. Mr. Boudet presented the proposed Accessory Dwelling Units (ADU) code amendments, including the background; the public process and major themes from comments; the Planning Commission's (PC) process, recommendations, and themes of increasing flexibility, reducing barriers, and adding more locations; and modifications proposed by the Infrastructure, Planning, and Sustainability Committee (IPS). He continued with a review of proposed ADU code changes, including practical updates to ADU requirements; changes addressing ADU size and lot size, including definition of 'small lots' and calculation methods; adding flexibility for ADU height and setbacks; updating ADU design standards related to complement the main house, historic district standards, privacy, and shading impacts; changes to ADU processes, including legalizing nonconforming ADUs; and an IPS recommendation to remove the owner occupancy requirement and 'Notice on Title' requirement.

Discussion ensued throughout regarding yard size, house size, and setback requirements; where ADUs are allowed today versus under the proposed changes; demand and current number of attached and detached ADUs; status of pilot projects; comparisons to other municipalities; purpose and impact of owner occupancy requirements; height incentives; impacts of less restrictive regulations; affordability and equity impacts; short-term rentals; maximum occupancy and density definitions; vetting through the pilot program, PC, IPS, public input, and Council; potential amendments related to affordability incentives and transit-oriented development; racial equity related to owner

occupancy requirements and home ownership; design manual codification; difference between the pilot and current proposed regulations; the idea to add a defined review period after code changes are implemented; allowed size of ADUs compared to existing homes; methods to increase home ownership levels; increasing capacity for infill development; social benefits of greater housing flexibility; housing supply shortage in Pierce County; majority of ADU usage and expected uses as housing for relatives or home offices; addressing community concerns; ensuring new ADUs meet Council objectives; allowing detached ADUs on properties owned by nonprofits; and next steps.

The study session recessed at 2:22 p.m. and reconvened at 2:29 p.m.

3. [19-0144](#) State of the City's Assets Update and Facility Condition Assessment

At approximately 2:29 p.m., Katie Johnston, Budget Officer, Finance, provided opening remarks and presented an update on the City's assets and Facility Condition Assessment, including the purpose to prepare Council Members for the strategic work session on February 15, 2019; asset management best practices; current City assets; and initiatives funded in the 2019-2020 budget. Justin Davis, Facilities Manager, Public Works, reviewed the 2018 Facility Condition Assessment, preliminary findings of facility age, observed deficiencies, condition index, and predicted renewal costs. Ms. Johnston concluded with a review of next steps, including topics to cover during the upcoming Council strategic work session, and long-term goals for a city-wide asset management program. Elizabeth Pauli, City Manager, explained that Council Members will take part in an interactive session during the strategic work session.

Discussion ensued regarding City-maintained parks; past practices related to deferred maintenance budget and assessments; options for facility relocation, including street operations and the municipal complex; incorporating the results of the Equity Index in discussions; asset mapping and surplus of unused or underused City properties; and preparing for discussions at the retreat.

## Other Items of Interest

There were no other items of interest.

## Committee Reports

Mayor Woodards stated all five entities agreed on the work plan for the Tideflats Subarea Plan process last week.

## Agenda Review and City Manager's Weekly Report

4. [19-0145](#) Weekly Report to the City Council, February 7, 2019

City Manager Pauli stated there were no ceremonials and no expected changes to tonight's meeting agenda.

## Executive Session - Pending Litigation

**MOTION: Deputy Mayor McCarthy moved to convene to Executive Session pursuant to RCW 42.30.110(1)(i) to discuss pending litigation, not to exceed 10 minutes.**

**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

The Council convened to Executive Session at 2:59 p.m. City Attorney Bill Fosbre and Deputy City Attorney Jennifer Taylor were present.

The Executive Session concluded and the study session reconvened at 3:09 p.m.

## Adjournment

On proper motion, the study session was adjourned at 3:09 p.m.

  
Victoria R. Woodards, Mayor  
Doris Sorum, City Clerk