



City of Tacoma

City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

February 26, 2019

12:00 PM

Call to Order

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

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

Absent: 1 - Thoms

Briefing Items

1. [19-0183](#) Western State Hospital Update

At approximately 12:10 p.m., David Holt, Chief Executive Officer (CEO), Western State Hospital (WSH), provided opening remarks and introduced Charles Southerland, Deputy CEO, Kathy Spears, Chief Public Affairs Officer, and Dan Davis, Chief Safety and Security Officer, WSH. Mr. Holt provided an update from WSH, including the strategic plan to make WSH a dedicated center for forensic services; the difference between a civil commitment center and a forensic commitment center; finding community placements for civil patients in smaller facilities closer to where they live; issues related to limited placements, aging infrastructure, and lack of community-based treatment facilities; proposal for a new 500-bed forensic hospital at the current WSH campus; and needed building upgrades related to electronic systems and network updates, Americans with Disabilities Act compliance, and safety. Mr. Southerland explained efforts to improve staff safety at WSH, including ward safety committees, psychiatric emergency response team, and work by leadership. Mr. Davis described facility improvements focused on safety both inside and around WSH, including security fencing, enclosed nurse's stations, and a regular process to review and address safety and security concerns.

Discussion ensued throughout regarding forensic and civil patient issues, services, treatment, and community-based facilities; current WSH population; safety; the Governor's proposals to fund new facilities and community placements; comparison of civil and forensic treatment services; timelines

and the legislative process; locations for new facilities, including adult family homes; community impacts and feedback; coordination between WSH, local jurisdictions, and behavioral health organizations; patient discharge process and notifications to residents; the concept of felony 'flips' in the mental health system; the idea for further review by the Community Vitality and Safety Committee; and the process moving forward.

2. **19-0184** Review of Public Testimony at the Proposed Accessory Dwelling Unit Regulations Public Hearing

At approximately 1:05 p.m., Brian Boudet, Planning Manager, Planning and Development Services (PDS) provided opening remarks on proposed Accessory Dwelling Unit (ADU) amendments and outlined the public process moving forward. Elizabeth Pauli, City Manager, requested Council Members provide proposed amendment language, if possible, in time to be published with the regular meeting agenda. Elliott Barnett, Senior Planner, PDS, reviewed the public testimony received, including common themes; changes and questions raised in public testimony; and potential modifications identified to date, including reporting requirements, short-term rental limitations, affordability incentives, and staff recommendations; proposed staff-recommended modifications related to whether a separate ADU permit is needed, regulations related to short-term rentals, and a proposal to move the effective date of the code to early May 2019; and next steps.

Deputy Mayor McCarthy stated he is working on a proposed amendment to restrict the maximum size of ADUs to 1,000 square feet.

Discussion ensued regarding reasonable size for ADUs and size thresholds.

Council Member Hunter stated she plans to propose an amendment related to ADU reporting, requiring regular reports to Council on the permitting and production of ADUs, to help ensure that the regulations are functioning as intended.

Discussion ensued regarding the frequency of reporting periods.

Council Member Beale stated he plans to propose an amendment related to affordability incentive actions to develop permit fee waivers, permit streamlining, public outreach, and technical support materials to further promote ADU development.

Council Member Beale also stated he plans to propose an amendment related to affordability incentive code modifications, to promote dedicated affordability with ADU development. He stated the proposed size/height bonus for parking and green features would be provided to detached ADUs

that are made affordable; and a second ADU would be allowed if it were dedicated for very low income households.

Discussion ensued regarding methods to record and enforce the proposed affordability clause, how the code will be implemented and managed going forward, Planning Commission review and public input, whether requirements or incentives are carried over when a property is transferred or sold, strategies to incentivize affordability, determining proximity to transit, maximum density on single-family lots, and comparisons with other cities.

Council Member Ushka stated she plans to propose an amendment regarding short-term rentals, requiring a separation of 100 feet, or approximately three houses, be required between ADUs.

Discussion ensued regarding the intent of the proposed short-term rental amendment; how to determine and limit saturation; existing regulations; enforcement and fairness; demand for short-term rentals; the intent of the ADU regulations to focus on housing, residential infill, and affordability; and improving flexibility of the existing code.

Mr. Boudet provided concluding remarks about the five proposed amendments, Council sponsors for staff-proposed amendments, and confirmed that the proposed ordinance would have a delayed effective date of May 1, 2019. He concluded with a review of next steps, including first reading of the proposed ordinance at the March 5, 2019 meeting, and final reading and passage at the March 19, 2019 meeting.

Other Items of Interest

Mayor Woodards stated she is working on a letter to United States Representatives Adam Smith and Pramila Jayapal about the Dignity for Detained Immigrants Act, and requested support from Council Members.

Mayor Woodards provided an update on the Bloomberg-Harvard project, including workshops, staffing, and the project focus on Police Department services.

Committee Reports

There were no Committee reports given.

Agenda Review and City Manager's Weekly Report

3. [19-0186](#) Weekly Report to the City Council, February 21, 2019

City Manager Pauli stated she is working on an update to the Council on strategic session, including estimated costs and a proposed location for a tracking dashboard.

She further stated that two proclamations are on tonight's agenda, proclaiming February 28, 2019 as Rare Disease Day, and February 2019 as Black History Month. She concluded by stating there are no changes expected to tonight's agenda.

Adjournment

On proper motion, the study session was adjourned at 2:13 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk