



Legislation Passed October 20, 2020

The Tacoma City Council, at its regular City Council meeting of October 20, 2020, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Resolution No. 40673

A resolution setting Monday, November 9, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 8663, for permanent alley and/or street pavement at the following locations: North 43rd Street from Frace Avenue to Lexington Street, also Lexington Street from North 43rd Street to North 45th Street; Mullen Street from North 48th Street north to the dead end; Mullen Street from North 47th Street to North 48th Street; and in the alley between Mullen Street and Ferdinand Street, from North 36th Street to North 37th Street. [Ralph Rodriguez, LID Administrator; Kurtis D. Kingsolver, P.E., Director, Public Works; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40674

A resolution accepting a grant from the Department of Justice 2020 Edward Byrne Memorial Juvenile Justice Assistance, in the amount of \$268,680, equally split with Pierce County, for Body Worn Cameras and docking stations for the Tacoma Police Department, retroactive to October 1, 2019, through September 30, 2023. [Vicky McLaurin, Community Services Manager; Linda Stewart, Director, Neighborhood and Community Services]

Resolution No. 40675

A resolution authorizing the execution of an amendment to the Interlocal Agreement with the Washington State Department of Transportation (WSDOT), committing the City to provide an additional \$200,000 in future funding, to assist WSDOT in securing federal grants to incorporate additional trail components into the estimated \$2 billion Puget Sound Gateway Program - State Route 167 and State Route 509 Completion projects.

[Josh Diekmann, P.E., Assistant Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40676

A resolution authorizing the execution of a Lease Agreement with First Christian Church, for the use of property located at 602 North Orchard Street, for the establishment and operation of a temporary emergency micro-shelter site, through July 31, 2023.

[Allyson Griffith, Assistant Director; Linda Stewart, Director, Neighborhood and Community Services]

Resolution No. 40677

A resolution authorizing the execution of an amendment to the agreement with Low Income Housing Institute, in the amount of \$2,241,616, budgeted from Emergency Solutions Grant Coronavirus Aid, Relief, and Economic Security Act funding, to expand temporary shelter bed capacity by developing and managing a temporary emergency micro-shelter site, located at 6th Avenue and North Orchard Street, through June 30, 2023.

[Allyson Griffith, Assistant Director; Linda Stewart, Director, Neighborhood and Community Services]

Ordinance No. 28694

An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for nonrepresented employees and employees represented by the Tacoma Police Union, Local 6, I.U.P.A., the Tacoma Police Management Association, Local 26, and the Professional Public Safety Managers Association, retroactive to January 1, 2020.

[Kari L. Louie, Senior Compensation and Benefits Manager; Gary Buchanan, Director, Human Resources]

Amended Ordinance No. 28695

An ordinance amending Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, by amending Chapters 13.05 and 13.06 to reauthorize, extend, and modify the Residential Infill Pilot Program.

[Mesa Sherriff, Senior Planner; Peter Huffman, Director, Planning and Development Services]

Amended Ordinance No. 28696

An ordinance approving a six-month extension of the Tideflats Interim Regulations, as originally approved by Amended Ordinance No. 28470 and extended by Ordinance Nos. 28542, 28583, 28619, and 28671.

[Stephen Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]



RESOLUTION NO. 40673

1 A RESOLUTION relating to public works and improvements; setting Monday,
2 November 9, 2020, at 5:00 p.m., as the date for a hearing by the Hearing
3 Examiner to consider the construction of certain improvements and to form
4 Local Improvement District No. 8663 in order to provide long-term financing
5 for the improvements.

6 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

7 Section 1. That it is the intention of the City Council to order the local
8 improvements described below and to pay the cost of such improvements by
9 imposing and collecting special assessments upon the real property that will
10 receive special benefit from the improvements.

11 Section 2. That the improvements shall consist of establishing permanent
12 street pavement with a structural section, together with the installation of concrete
13 curbs, gutters, surface water mains, and surface water catch basins, where
14 needed, on the following streets:

- 15 • North 43rd Street from Frace Avenue to Lexington Street, also Lexington
16 Street from North 43rd Street to North 45th Street;
- 17 • Mullen Street from North 48th Street north to the dead end; and
- 18 • Mullen Street from North 47th Street to North 48th Street.

19 Also permanent alley pavement with a structural section, surface water mains,
20 and surface water catch basins, where needed, in the alley between Mullen
21 Street and Ferdinand Street, from North 36th Street to North 37th Street. Such
22 improvements may include driveway entrances; wastewater lateral connections
23 from the wastewater main to the property line; the removal and planting of trees;
24 and all work necessary to complete the improvement in full accordance with the
25 plans and specifications to be prepared by the City Engineer.
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Section 3. That the real property to be benefited by the improvements and which will constitute Local Improvement District No. 8663 is described as follows:

North 43rd Street from Frace Avenue to Lexington Street, also Lexington Street from North 43rd Street to North 45th Street

Those portions of the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 North, Range 02 East, W.M., described as follows:

The South 35 feet of Lot 5, all of Lots 6 through 9, inclusive, Lots 11 and 12, Block 1; The West 90 feet of Lots 1 through 7, Block 3; The East 191.4 feet of the North 120 feet of Block 'A'; all in **Wiborg's Narrows View Addition to Tacoma**, Washington, according to the plat thereof recorded in Volume 12, Page 47, filed April 8, 1942, records of Pierce County Auditor.

Together with the East 140 feet of Parcel 'B', City of Tacoma Boundary Line Adjustment, recorded under Recording Number 9906035005, records of Pierce County Auditor.

All situate in the City of Tacoma, County of Pierce, State of Washington.

Mullen Street from North 48th Street north approximately 240 feet

Those portions of the Northwest Quarter of the Southwest Quarter of Section 24, Township 21 North, Range 02 East, W.M., described as follows:

Lots 11 through 16, Block 1, and Lots 2 through 8, Block 2, **West Tacoma, W.T.**, according to the plat recorded in Volume 1, Page 24, filed September 13, 1871, records of Pierce County Auditor;

Together with the Northerly 20 feet of North 48th Street vacated per City of Tacoma Ordinance No. 17056, recorded under Recording Number 1853653, records of Pierce County Auditor, abutting said Lot 16, Block 1;



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EXCEPT those portions of said Lots 11 through 14, lying North of the following described line; Beginning on the West line of Lot 11, 26.5 feet North of the Southwest corner of said Lot 11, thence Southeasterly to a point on the South line of Lot 11, 15.6 feet East of said Southwest corner, thence Southeasterly to a point on the South line of Lot 12, 39 feet East of the Southwest corner of said Lot 12, thence Southeasterly to a point on the South line of Lot 13, 95 feet East of the Southwest corner of said Lot 13, thence Southeasterly to the Southeast corner of Lot 14, and the terminus of herein described line in Block 1;

Also EXCEPT that portion of said Lot 2, lying Northerly of the following described line; Beginning at a point on the West line of said Lot 2, 38 feet South the Northwest corner of said lot, thence East parallel to the South line of said Lot 2, 55 feet, thence Northeasterly to a point on the North line of said Lot 2 70 feet East of the Northwest Corner of said lot, thence Southeasterly to a point on the East line of said Lot 2 30 feet South of the Northeast corner said lot, and the terminus of herein described line in Block 2;

All situate in the City of Tacoma, County of Pierce, State of Washington.

Mullen Street from North 47th Street to North 48th Street

Those portions of the Northwest Quarter of the Southwest Quarter of Section 24, Township 21 North, Range 02 East, W.M., described as follows:

Lots 1 through 8, Block 7 and Lots 9 through 16, Block 8, **West Tacoma, W.T.** according to the plat recorded in Volume 1, Page 24, filed September 13, 1871, records of Pierce County Auditor;

Together with the Southerly 10 feet of North 48th Street vacated per City of Tacoma Ordinance No. 17056, abutting said Lot 9, Block 8;



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And together with the Northerly 10 feet of North 47th Street vacated per City of Tacoma Ordinance No. 16173, abutting said Lot 16, Block 8;

All situate in the City of Tacoma, County of Pierce, State of Washington.

Alley between Mullen Street and Ferdinand Street from North 36th Street to North 37th Street

Those portions of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 North, Range 02 East, W.M., described as follows:

Lots 1 through 18, Blocks 11 and 12, **Glen's First Addition to Tacoma, W.T.**, according to the plat recorded in Volume 4, Page 2, filed October 12, 1889, records of Pierce County Auditor;

EXCEPT the West 80 feet of said Lots 1 and 2, Block 12.

All situate in the City of Tacoma, County of Pierce, State of Washington.

Actual assessments may vary from assessment estimates so long as the assessments do not exceed the increased true and fair value the improvements add to the property being assessed. At the option of the property owners, the assessments levied against the property shall become due and payable in cash, without interest, within 30 days after publication of notice of assessment, or in 20 equal annual installments with interest on deferred payments at a rate to be hereafter fixed, but in no event greater than one-half percent above the rate of interest fixed upon sale of bonds for the district.

Section 4. That the Hearing Examiner of the City of Tacoma shall conduct a hearing to consider the creation of the proposed local improvement district



1 described herein. That such hearing shall be held in the City Council Chambers
2 on the first floor in the Tacoma Municipal Building, at 747 Market Street, on
3 Monday, November 9, 2020, at 5:00 p.m., or alternatively, a call-in option will be
4 provided until the end of the COVID-19 emergency, as the place when and where
5 said request will be heard by the Hearing Examiner, and that all persons who may
6 desire to object to the construction of the improvements shall do so in writing and
7 file such complaint with the City Clerk before 5:00 p.m. on Monday, November 9,
8 2020, or shall appear and present their objections at the hearing.

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10 Section 5. That the Director of Public Works shall submit to the Hearing
11 Examiner, at a date prior to November 9, 2020, the estimated cost of the
12 improvements; a statement of the proportionate amount thereof, which should
13 be borne by the property within the proposed Local Improvement District; a
14 statement of the aggregate actual value of the real estate, including 25 percent
15 of the actual value of the improvements thereon within the district, according to
16 the valuation last placed upon it for the purpose of general taxation; a
17 statement in detail of the local improvement assessments outstanding and
18 unpaid against the property within the district, together with a diagram or print
19 showing the lots, tracts, and parcels of land that will be specially benefited by
20 the improvement; and the estimated amount of the cost and expense of the
21 improvements to be borne by each parcel of property.

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24 Section 6. That the City Clerk shall publish this resolution in the official
25 newspaper of the City of Tacoma, as required by law.
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Section 7. That the Director of Public Works shall give notice of the hearing, as required by law.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department



RESOLUTION NO. 40674

1 A RESOLUTION relating to public safety; accepting a grant from the Department
2 of Justice 2020 Edward Byrne Memorial Juvenile Justice Assistance, in
3 the amount of \$268,680, equally split with Pierce County, for Body Worn
4 Cameras and docking stations for the Tacoma Police Department,
5 retroactive to October 1, 2019, through September 30, 2023.

6 WHEREAS on September 19, 2020, the City was awarded a grant by the
7 Office of Justice Programs at the Department of Justice, and

8 WHEREAS Pierce County and the City jointly applied for these funds and
9 pursuant to a memorandum of understanding will split the grant equally between
10 the two jurisdictions, with each jurisdiction receiving \$134,340 of these funds, and

11 WHEREAS the City will act as the lead agency for this grant and is
12 responsible for accepting the award and signing the necessary certifications to
13 receive the funds, and

14 WHEREAS the City will use its portion of the funds to purchase body worn
15 cameras (“BWC”) and docking stations for the Tacoma Police Department (“TPD”),
16 subject to the development and implementation of BWC Policy and Procedures,
17 and

18 WHEREAS BWC are helpful in the documentation of evidence, officer
19 training, preventing and resolving complaints brought by members of the public,
20 and strengthening police transparency, performance, and accountability, and

21 WHEREAS in 2016, Project Peace was formed as a partnership between
22 the TPD and the residents of the City, which outlines several initiatives for
23 implementation within TPD to help foster better relationships between City
24 residents and the TPD, and



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WHEREAS, BWC are an important aspect of trust and legitimacy between law enforcement and the community they serve, and their purchase and use were included in these initiatives between TPD and Project Peace, and

WHEREAS the City will also use the previous years' funding from the 2018 and 2019 allocation to support the purchase of BWC, and

WHEREAS as a requirement of the grant application, the City has made the application and the City's response available for the public to review and provide comments on the City's website under the Neighborhood and Community Services page; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to accept a grant from the Department of Justice 2020 Edward Byrne Memorial Juvenile Justice Assistance, in the amount of \$268,680, equally split with Pierce County, for Body Worn Cameras and docking stations for the Tacoma Police Department, retroactive to October 1, 2019, through September 30, 2023.



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Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40675

1 A RESOLUTION relating to transportation; authorizing the execution of an
2 amendment to the Interlocal Agreement with the Washington State
3 Department of Transportation (WSDOT), committing the City to provide an
4 additional \$200,000 in future funding, to assist WSDOT in securing federal
5 grants to incorporate additional trail components into the estimated \$2 billion
6 Puget Sound Gateway Program - State Route 167 and State Route 509
7 Completion projects.

8 WHEREAS in July of 2015, the Washington State Legislature and Governor
9 Jay Inslee acted to fund the Puget Sound Gateway Program through the
10 Connecting Washington Revenue Package, and

11 WHEREAS on April 24, 2018, under Resolution No. 39995, the City Council
12 approved a commitment for the City to provide \$2 million in future City funding, to
13 assist the Washington State Department of Transportation ("WSDOT") in securing
14 federal grants for the estimated \$2 billion Puget Sound Gateway Program – State
15 Route 167 and State Route 509 Completion Projects ("Projects"), and

16 WHEREAS on March 5, 2019, the City Council adopted Resolution
17 No. 40243 authorizing an Interlocal Agreement ("Agreement") to formalize that
18 commitment, and

19 WHEREAS the Agreement provides a commitment of matching funds for
20 two project grants: \$500,000 for the 70th Avenue East Project, and \$1.5 million for
21 the Port of Tacoma Spur, with the proposed amendment committing an additional
22 \$200,000, and

23 WHEREAS this contribution from the City, along with contributions from
24 WSDOT and the City of Fife, will secure a \$1,020,531 federal grant, fully funding
25 the estimated \$1,852,589 required to extend the trail connection from Alexander
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1 Avenue East along State Route 509 ("SR 509") and the proposed extension of
2 State Route 167 ("SR 167") to the Hylebos Trail in Fife, and

3 WHEREAS these Projects are part of the vision adopted in the City's
4 Transportation Master Plan, and will be part of a network that will ultimately provide
5 trail connections among Northeast Tacoma, Downtown Tacoma, the Port of
6 Tacoma, and regional trail facilities, thereby facilitating more widespread access to
7 affordable and equitable transportation options; Now, Therefore,

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9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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11 Section 1. That the proper officers of the City are hereby authorized to
12 execute an amendment to the Interlocal Agreement with the Washington State
13 Department of Transportation ("WSDOT"), committing the City to provide an
14 additional \$200,000 in future funding, to assist WSDOT in securing federal grants
15 to incorporate additional trail components into the estimated \$2 billion Puget Sound
16 Gateway Program - State Route 167 and State Route 509 Completion projects.
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Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40676

1 A RESOLUTION relating to public health and safety; authorizing the execution of
2 a Lease Agreement with First Christian Church for the use of property
3 located at 602 North Orchard Street for the establishment and operation of
4 a temporary emergency micro-shelter site, through July 31, 2023.

5 WHEREAS the City must increase its temporary shelter capacity to serve
6 individuals experiencing homelessness located in unauthorized encampments, and

7 WHEREAS health directives related to COVID-19 require the City to
8 consider non-congregate shelter options, such as micro-shelter sites, as safer and
9 more effective than expansion of existing congregate shelter, and

10 WHEREAS the proposed Lease Agreement (“Agreement”) with First
11 Christian Church provides for the establishment and operation of a temporary
12 emergency micro-shelter site on its property located at 602 North Orchard Street,
13 and

14 WHEREAS, pending approval of the Agreement, the Low Income Housing
15 Institute (“LIHI”) will operate the micro-shelter site, and

16 WHEREAS the site will have 24/7 management and oversight; will be
17 fenced and have security cameras; and a community advisory council will be
18 established to provide a community platform to discuss concerns, including safety
19 and security, and

20 WHEREAS the site will host service providers who will provide connections
21 to supportive resources to stabilize and transition individuals to permanent
22 housing, and

WHEREAS the Agreement provides that the site will operate through
June 30, 2023, with demobilization of the site occurring during July 2023, and



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WHEREAS staff is recommending approval of the Agreement for the purpose of increasing shelter capacity for individuals experiencing homelessness throughout our community; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to enter into a Lease Agreement with First Christian Church for the use of property located at 602 North Orchard Street for the establishment and operation of a temporary emergency micro-shelter site, through July 31, 2023, all as more specifically set forth in the proposed agreement on file in the office of the City Clerk.

Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40677

1 A RESOLUTION relating to public health and safety; authorizing the execution of
2 an amendment to the agreement with Low Income Housing Institute, in the
3 amount of \$2,241,616, budgeted from Emergency Solutions Grant
4 Coronavirus Aid, Relief, and Economic Security Act funding, to expand
5 temporary shelter bed capacity by developing and managing a temporary
6 emergency micro-shelter site, located at 6th Avenue and North Orchard
7 Street, through June 30, 2023.

8 WHEREAS, in May 2017, the City declared a state of emergency around
9 homelessness to mitigate the impacts of unauthorized homeless encampments
10 in Tacoma, and to enable processes to quickly address the public health and
11 safety risk encampments pose to those inhabiting them and the surrounding
12 community, and

13 WHEREAS the annual Point-in-Time Count conducted in January 2020
14 reported 544 homeless individuals in Tacoma, with 158 individuals unsheltered,
15 and

16 WHEREAS this data shows that there is still a deficit in the number of
17 available shelter beds in Tacoma, and there are still individuals and families living
18 in situations that are not fit for human habitation, and

19 WHEREAS, in order to continue serving individuals experiencing
20 homelessness, the City proposes opening a new micro-shelter site at 602 North
21 Orchard Street which will provide 40 furnished micro-shelters, common areas,
22 case management, and other supportive services for individuals who are
23 currently experiencing homelessness, and

24 WHEREAS no more than 60 individuals will reside onsite at any time, and
25 will be limited to families with children, couples, and single women, and



1 WHEREAS, under the proposed amendment to the agreement with the
2 Low Income Housing Institute (“LIHI”), LIHI will provide 24/7 on-site support and
3 operations management for the micro-shelter site, and

4 WHEREAS, as part of LIHI’s standard operating model, a community
5 advisory committee will be established to provide a community platform to
6 discuss concerns, including safety and security, and

7 WHEREAS the City Council will receive regular updates on the project’s
8 performance, and

9 WHEREAS staff is recommending approval of the proposed amendment
10 to the agreement with LIHI, in the amount of \$2,241,616, budgeted from
11 Emergency Solutions Grant Coronavirus Aid, Relief, and Economic Security Act
12 funding, for this purpose; Now, Therefore,

13 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

14 Section 1. That the proper officers of the City are hereby authorized to
15 enter into an amendment to the agreement with the Low Income Housing
16 Institute, in the amount of \$2,241,616, budgeted from Emergency Solutions
17 Grant Coronavirus Aid, Relief, and Economic Security Act funding, to expand
18 temporary shelter bed capacity by developing and managing a temporary
19 emergency micro-shelter site, located at 6th Avenue and North Orchard Street
20 through June 30, 2023, all as more specifically set forth in the proposed
21 amendment on file in the office of the City Clerk.
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Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



ORDINANCE NO. 28694

1 AN ORDINANCE relating to pay and compensation; amending Chapter 1.12 of the
 2 Tacoma Municipal Code to implement rates of pay and compensation for
 3 nonrepresented employees and employees represented by the Tacoma
 4 Police Union, Local 6, I.U.P.A., the Tacoma Police Management
 5 Association, Local 26, and the Professional Public Safety Managers
 6 Association, and to implement changes to reflect the organizational
 7 structure 1.12.640; and declaring the effective dates thereof.

BE IT ORDAINED BY THE CITY OF TACOMA:

8 Section 1. That Section 1.12.355 of the Tacoma Municipal Code is hereby
 9 amended, effective retroactive to January 1, 2020, to read as follows:

Code	Title	1	2	3	4	5	6
4202	Police Officer	<u>32.22</u>	<u>36.79</u>	<u>38.57</u>	<u>40.45</u>	<u>42.44</u>	<u>44.53</u>
4204	Police Sergeant	<u>51.27</u>	<u>53.84</u>				
4207	Police Detective	<u>46.64</u>	<u>48.94</u>				

Code	Title	1	2	3	4	5	6
4202	Police Officer	<u>33.51</u>	<u>38.26</u>	<u>40.11</u>	<u>42.07</u>	<u>44.14</u>	<u>46.31</u>
4204	Police Sergeant	<u>53.32</u>	<u>55.99</u>				
4207	Police Detective	<u>48.47</u>	<u>50.90</u>				

15 Section 2. That Section 1.12.355 of the Tacoma Municipal Code is hereby
 16 amended, effective retroactive to January 1, 2020, to read as follows:

Code	Title	1	2
4205	Police Lieutenant	<u>64.40</u>	<u>67.30</u>
4206	Police Captain	<u>73.74</u>	<u>77.40</u>

Code	Title	1	2
4205	Police Lieutenant	<u>66.66</u>	<u>69.99</u>
4206	Police Captain	<u>76.66</u>	<u>80.49</u>

22 Section 3. That Section 1.12.355 of the Tacoma Municipal Code is hereby
 23 amended, effective retroactive to January 1, 2020, to read as follows:

Code	Title	1	2	3	4
0770	Police Chief, Assistant	<u>85.58</u>	<u>89.86</u>	<u>94.35</u>	<u>99.07</u>



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Code	Title	1	2	3	4
0770	Police Chief, Assistant	<u>89.00</u>	<u>93.45</u>	<u>98.12</u>	<u>103.03</u>

Section 4. That Section 1.12.355 of the Tacoma Municipal Code is hereby amended, effective retroactive to January 1, 2020, to read as follows:

Code	Title	1	2	3
4201	Police Officer Recruit	<u>32.22</u>	<u>36.79</u>	<u>38.57</u>

Code	Title	1	2	3
4201	Police Officer Recruit	<u>33.51</u>	<u>38.26</u>	<u>40.11</u>

Section 5. That Section 1.12.640 of the Tacoma Municipal Code is hereby amended, effective as provided by law.

~~L6 An employee represented by the 2017-2019 collective bargaining agreement with the Tacoma Police Union, I.U.P.A., Local 6, who is employed on July 1, 2019, shall receive a one-time, lump sum payment of \$500.~~

Section 6. That Sections 1, 2, 3, and 4 are effective retroactive to January 1, 2020. That Section 5 is effective as provided by law.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



ORDINANCE NO. 28695

1 AN ORDINANCE relating to the Residential Infill Pilot Program; amending Title 13
2 of the Tacoma Municipal Code, Land Use Regulatory Code, by amending
3 Chapters 13.05 and 13.06 thereof to reauthorize, extend, and modify the
4 Residential Infill Pilot Program.

5 WHEREAS, in December 2015, pursuant to Amended Ordinance No. 28336,
6 the City Council enacted Tacoma Municipal Code (“TMC”) 13.05.115, Residential
7 Infill Pilot Program (“Program”), which was subsequently reorganized under
8 TMC 13.05.060, pursuant to Ordinance No. 28613, for the following housing types:
9 (1) Detached Accessory Dwelling Units (“DADU”) in single-family zoning districts;
10 (2) Two-family development on corner lots in the R-2 Single-family District;
11 (3) Small-scale multifamily development in the R-3 District; and (4) Cottage Housing
12 in most residential districts, and

13 WHEREAS the Program is intended to promote innovative residential infill
14 while ensuring that such infill demonstrates high-quality building and site design that
15 is responsive to and harmonious with neighborhood patterns and character, and

16 WHEREAS, based on the initial success of the Program and in response to
17 the evolving landscape of growth and development of Tacoma’s housing supply,
18 staff is recommending amendments to the Program to provide for a more equitable
19 distribution of diverse housing options across the City; provide flexibility to project
20 applicants to address the challenges of their sites; and streamline the review
21 process to improve oversight for each project, reduce processing time, and
22 increase predictability, and
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WHEREAS the proposed amendments will allow for six new spaces for each project type in each of the five Council Districts, for a total of 30 projects per type, or 120 total projects; will address affordability through the development of additional, smaller units in more restrictively zoned areas of the City which would inherently create more housing choice and reduce per-unit costs; and will make other minor adjustments to the project types currently allowed through the Program, and

WHEREAS, on October 6, 2020, a public hearing was held before the City Council to receive comments on the proposed reauthorization, extension, and modification of the Program as codified in TMC 13.05.060; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 13.05 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "A."

Section 2. That Chapter 13.06 of the TMC is hereby amended as set forth in the attached Exhibit "B."

Section 3. That the Planning Commission is directed to forward a package of recommended Comprehensive Plan amendments by May 2021 and a full package of implementing zoning, along with appropriate standards and processes to ensure that infill development complements neighborhood patterns, promotes efficient, compact, transit-supporting and walkable patterns of development, establishes a high quality of design requirements, and incentivizes affordability measures in addition to being well-supported by urban infrastructure and services, for City Council consideration by December 2021.



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Section 4. That the City Manager, or designee, is directed to provide updated information about the status and results of the program to the City Council two times per year commencing by May 2021 to be considered with the Planning Commission recommendations.

Section 5. That the City Manager, or designee, in coordination with the Planning Commission, will expedite the work to modify Tacoma’s housing growth strategy and associated zoning to promote housing supply, housing choice and affordability by allowing a broader range of housing types in Tacoma’s predominantly single-family neighborhoods.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"

CHAPTER 13.05
LAND USE PERMITS AND PROCEDURES

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13.05.010 Land Use Permits.

A. Conditional Use Permits.

* * *

7. Infill Pilot Program.

a. Two-family development ~~on corner lots~~ may be allowed by conditional use permit in R-2 Districts. In addition to the General Criteria, a conditional use permit for a two-family or townhouse dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

(1) The proposed lot ~~is a corner lot with~~ has a minimum lot size of 6,000 square feet in size. ~~Corner lots provide an opportunity for two-family or townhouse development to be integrated in the neighborhood in a context responsive manner that is consistent with the single-family detached character of the district.~~

(2) The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.060.

(3) The proposed two-family or townhouse development is ~~designed to present the general appearance of a detached single-family dwelling through one of the following two design approaches~~ consistent with the following:

(a) Development must respond to the context and neighborhood and single-family structures through massing, bulk, materials, landscaping, and building placement.

(b) Each unit must have a primary entrance directly accessed from adjacent street.

~~Each unit is oriented onto a different street frontage designed in a similar manner to the street fronting façade of a detached single-family house. Or, each unit is accessed through a shared entrance.~~

~~(4) The proposed structure is designed to resemble a detached single family house in terms of architecture, bulk, front and rear setbacks, and location of parking in a designated rear yard. The site shall provide the required rear yard of the R-2 District on one side of the structure. Each unit shall provide no more than one off street parking space. In the case of conversion of an existing single-family dwelling to a two-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable.~~

(5) Applications for two-family and townhouse dwelling units in R-2 Districts shall be processed in accordance with the provisions of TMC 13.05.060 and TMC 13.05.010.A. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

b. Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District and in the R-2 District if the development is a renovation of an existing structure that does not increase building footprint. A conditional use permit for a multi-family dwelling unit in R-2 or R-3 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

(1) The proposed lot is a minimum of 97,000 square feet in size.

(2) The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.060.

(3) The proposed structure is designed to minimize the overall impression of density and bulk and to fit with established neighborhood patterns. Access to dwellings shall be through a shared primary entrance. Parking ~~shall be limited to one space per unit, and~~ shall be located to the rear of the site in a manner that obscures it from view from the street frontage.

(4) Applications for multi-family dwellings in R-2 or R-3 Districts shall be processed in accordance with the provisions of the Residential Infill Pilot Program provisions of TMC 13.05.060. Pursuant to those



requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

c. Between four and 24 Cottage Housing units may be allowed by conditional use permit in any residential district except HMR-SRD. A conditional use permit for a Cottage Housing unit shall only be approved upon a finding that such a use is consistent with all of the following criteria:

(1) The proposed lot is a minimum of 7,000 square feet in size.

(2) The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.060.

(3) The proposed development is designed to provide variety in unit sizes, building and site features, and site design elements. Landscaping shall be designed in an attractive way and according to a coherent design. Residential units are laid out to be oriented to the public right-of-way and shared open space. Building massing is designed to have limited impact on neighboring properties and parking is to be off the alley, where possible, and minimized through screening and landscaping.

(4) Applications for Cottage Housing units in all residential district except HMR-SRD shall be processed in accordance with the provisions of the Residential Infill Pilot Program provisions of TMC 13.05.060, TMC 13.06.080.C, and TMC 13.05.010.A. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

d. Planned Infill Housing developments may be allowed by conditional use permit in any residential district except HMR-SRD. A Conditional Use Permit for Planned Infill Housing shall only be approved upon a finding that such use is consistent with all of the following criteria:

(1) The proposed lot is a minimum of 3,500 square feet in size in the R-3 Zone and 7,000 square feet in size in all other zones.

(2) The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.060.

(3) Development must respond to context and neighboring structures through massing, bulk, materials, landscaping, and building placement.

(4) Buildings must orient entrances toward the public right-of-way and parking shall be located to the rear of the site in a manner that obscures it from view from the street frontage.

(5) Applications for Planned Infill Housing units in all residential districts shall be processed in accordance with the provisions of the Residential Infill Pilot Program provisions of TMC 13.05.060 and TMC 13.05.010.A. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

* * *

13.05.060 Residential Infill Pilot Program

A. Purpose.

To promote innovative residential infill development types, while ensuring that such development demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character. In addition, the Pilot Program is intended to develop a body of successful, well-regarded examples of innovative residential infill in order to inform a later Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

B. Term.

The Pilot Program will commence when infill design guidelines illustrating in graphic format the intent and requirements of this section have been ~~revised and updated~~ developed, with input from the Planning Commission, and authorized by the Director. The Pilot Program will be reassessed as directed by the City Council or by the Director. Once ~~three-six spaces in all of any~~ three of the categories has ~~been~~ been completed in each



Council District in Tacoma, no additional applications will be accepted for that category until further Council action has been taken.

1 C. Applicability.

2 The provisions of this section apply to the following categories of residential infill:

- 3 1. Two-family or townhouse development within the R-2 District;
- 4 2. Multifamily development within the R-3 District; In addition, applications to the Infill Pilot Program for renovations of existing structures that do not increase building footprint will be reviewed in the R-2 District;
- 5 3. Cottage Housing development within any residential district except the HMR-SRD District; and-
- 6 4. Planned Infill Housing option in all residential districts.
- 7 4. ~~The pertinent provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent section of the TMC shall apply.~~
- 8 5. ~~There shall be a minimum distance of 1,000 feet separating pilot program housing developments within the same category.~~

8 D. Consistency with the TMC. Proposals submitted to the Infill Pilot Program must be consistent with the provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent sections of the TMC that apply.

9 E. Submittals.

10 Proponents of any of the above innovative residential infill development types shall submit the following:

- 11 1. Site plan(s) showing proposed and existing conditions.
- 12 2. Building elevations from all four sides, showing proposed and existing conditions.
- 13 3. A massing study.
- 14 4. Photographs of any existing structures that will be altered or demolished in association with the proposal, as well as photographs of the structures on adjacent parcels.
- 15 5. A narrative and any supporting exhibits demonstrating how the project will be consistent with the Pilot Program intent and the provisions of this section.
- 16 6. Demonstration that the proposal would meet all pertinent TMC requirements, including those contained in TMC 13.06.100.
- 17 7. A complete application, along with applicable fees, for any required land use permits, including a
- 18 Conditional Use and Accessory Dwelling Unit permits. Such processes may require public notification and/or meetings.
- 19 8. The Director reserves the right to request additional information and documentation prior to beginning the City's review.

19 EF. Review process.

20 The Director will convene a special advisory review body which shall function in an advisory capacity to provide input prior to the Director or Hearing Examiner's decision and conditions of approval.

- 21 1. This body will include the following representatives:
 - 22 a. The Director or designee;
 - 23 b. The Long Range Planning Manager or designee;
 - 24 c. A City staff member with residential building and site development expertise;
 - 25 d. A designee representing the area Neighborhood Council where the project is proposed;
 - 26 e. An architect or urban design professional; ~~and;~~
 - f. A representative of the Landmarks Preservation Commission, if the project is within an Historic or Conservation District or would affect or be adjacent to historically significant properties; and
 - g. The Current Planning Manager or designee.



- 1 2. The Historic Preservation Officer shall be consulted to assess potential adverse impacts to historically
 2 designated properties or properties eligible for historic designation. To mitigate or avoid adverse impacts,
 3 conditions recommended by the Historic Preservation Officer may include:
- 4 a. Designation of the historically significant property to the Tacoma Register of Historic Places.
 - 5 b. Avoidance of the historically significant property or minimizing exterior changes to the property.
 - 6 c. Documentation and architectural salvage of the historically significant property, if demolition cannot be
 7 avoided.
- 8 3. The special advisory review body will assess the consistency of the proposal with the following criteria. All
 9 proposals submitted under the provisions of this section must demonstrate the following:
- 10 a. Responsiveness to the following basic neighborhood patterns established by existing development in the
 11 area.
 - 12 (1) Street frontage characteristics.
 - 13 (2) Rhythm of development along the street.
 - 14 (3) Building orientation on the site and in relation to the street.
 - 15 (4) Front setback patterns.
 - 16 (5) Landscaping and trees.
 - 17 (6) Backyard patterns and topography.
 - 18 (7) Architectural features.
 - 19 (8) Historic character, if located within a designated Historic District.
 - 20 (9) Whether adverse impacts to properties that are eligible for listing on a historic register can be mitigated.
 - 21 b. Pedestrian-friendly design. The proposed development must provide direct and convenient pedestrian access
 22 from each dwelling to abutting sidewalks and public pathways and must emphasize pedestrian connectivity.
 23 The quality of the pedestrian experience within the site and in the abutting public right-of-way shall be high.
 - 24 c. De-emphasize parking. ~~The proposal must meet the parking requirements of TMC 13.06.090.C in a manner~~
~~that Parking is not required for projects in the Infill Pilot Program, but if parking is provided, the project~~
~~should de-emphasizes parking in terms of its prominence on the site and its visibility from the public right-of-~~
~~way.~~
 - 25 d. Minimize scale contrasts, shading and privacy impacts. The proposal must demonstrate that it will limit
 26 abrupt changes in scale between the proposed development and existing buildings on adjacent parcels. Privacy
 and shading impacts on abutting parcels must be prevented or reduced to a reasonable extent.
 - e. Create usable outdoor (or yard) spaces. The proposal must provide usable and functional outdoor or yard
 space that will be an amenity to its residents.
 - f. Sustainable features. In the case of multifamily development in the R-3 District, and ~~eCottage hHousing~~, the
 proposal must provide documentation of the incorporation of sustainability features through one of the
 following certification programs:
 - 1. Built Green 3 Stars; ~~or~~ LEED Bronze; or equivalent;
 - 2. ~~Greenroads Bronze rating if full new roadway sections are constructed as part of the project;~~
 - 3. ~~Consistency with code requirements. The proposal must be consistent with the applicable provisions of~~
~~TMC 13.06 and other applicable requirements. The Director has discretion to increase, decrease or modify~~
~~development standards including setbacks, height and parking in order to ensure the proposal is fully~~
~~consistent with the intent of the Pilot Program.~~
- FG. Decision.
- As part of the associated land use decision, the Director or Hearing Examiner shall determine whether the
 proposal meets the intent of this section and incorporate conditions, as appropriate, into the land use and
 building permit approvals. In the case of projects in historic or conservation districts, or individually



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designated landmarks, Landmarks Preservation Commission approval will be required pursuant to TMC 13.05.040. The Director has discretion to increase, decrease, or modify development standards, including setbacks, height, and parking, in order to ensure the proposal is fully consistent with the intent of the Infill Pilot Program prior to issuance of a decision.

* * *



EXHIBIT "B"

**CHAPTER 13.06
ZONING**

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13.06.080 Special Use Standards

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13.06.080.C. Cottage Housing.

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4. Use standards.

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e. Maximum density.

Cottage housing developments are permitted ~~1.5~~two times the maximum number of dwelling units in the applicable zoning district. For example, in the R-2 District a 20,000 square foot site is permitted four 5,000 square foot lots, or ~~six~~eight cottage housing units.

f. Parking.

~~Each cottage unit is required to have one off-street parking space.~~ Parking may be contained in detached garages adjacent to dwelling units no larger than 250 square feet in floor area; in shared garages no larger than 1,200 square feet maximum floor area; or, in clustered parking areas with no more than four spaces per cluster.

g. Vehicular access.

Vehicular access shall be from the rear of the site whenever suitable access is available or feasibly can be developed. If such access is not feasible, then driveway or private roads shall be minimized to the maximum extent feasible. Driveways to individual units shall consist of paved runner strips or pervious surfacing.

h. Setbacks.

The external setbacks of the underlying zoning district shall apply, except cottage housing shall be allowed in the rear yard when lot is located on an alley.

i. Separation between units.

All buildings must meet separation requirements as identified in applicable building codes. ~~A minimum of 8 feet shall be provided between structures containing dwelling units.~~

* * *



ORDINANCE NO. 28696

1 AN ORDINANCE approving a six-month extension of the Tideflats Interim
2 Regulations, as originally approved by Amended Ordinance No. 28470
and extended by Ordinance Nos. 28542, 28583, 28619, and 28671.

3 WHEREAS, on May 9, 2017, the City Council adopted Amended
4 Resolution No. 39723, initiating the subarea planning process for the Tideflats
5 area, and further, requesting that the Planning Commission consider the need for
6 interim regulations in the Tideflats area while the subarea planning process is
7 underway, and
8

9 WHEREAS the Planning Commission (“Commission”) determined that
10 interim regulations were warranted, and on October 4, 2017, the Commission
11 forwarded its recommendation to the City Council for consideration, and
12

13 WHEREAS, in support of these deliberations, the Commission conducted a
14 public hearing at which 81 people testified, and reviewed over 200 written
15 comments, and
16

17 WHEREAS, following its own public hearing and substantial community
18 input and deliberation, the City Council, on November 21, 2017, passed
19 Amended Ordinance No. 28470, which included the following elements:

- 20 • Category 1: Expanded public notification of heavy industrial use permits;
- 21 • Category 2: A temporary prohibition of new non-industrial uses in the Port of
22 Tacoma Manufacturing and Industrial Center;
- 23 • Category 3: A temporary prohibition of new residential development along
24 Marine View Drive and NE Tacoma slopes; and
- 25 • Category 4: A temporary prohibition on certain types of new heavy industrial
26 uses,

and



1 WHEREAS, on November 13, 2018, following another public hearing,
2 substantial community input, and City Council deliberation, the City Council
3 passed Ordinance No. 28542, extending the Tideflats Interim Regulations for an
4 additional six-month period, and
5

6 WHEREAS, on May 21, 2019, following another public hearing and
7 deliberations, the City Council passed Ordinance No. 28583, extending the
8 Tideflats Interim Regulations for an additional six-month period, and
9

10 WHEREAS, on November 12, 2019, following another public hearing and
11 deliberations, the City Council passed Ordinance No. 28619, extending the
12 Tideflats Interim Regulations for an additional six-month period, and
13

14 WHEREAS, on May 19, 2020, following another public hearing,
15 substantial community input and deliberation, the City Council passed Ordinance
16 No. 28671, which extended the Tideflats Interim Regulations for another six-
17 month period, and
18

19 WHEREAS, Ordinance No. 28671 is set to expire on December 2, 2020,
20 and the Tacoma Municipal Code ("TMC"), consistent with state law, allows the
21 City Council to consider reauthorization of the interim regulations every six
22 months subsequent to the initial one-year authorization period, and
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24 WHEREAS, the City Council has determined that it is necessary to
25 extend the interim regulations for an additional six-month period; Now,
26 Therefore,



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BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That a six-month extension of the Tideflats Interim Regulations, as originally approved by Amended Ordinance No. 28470, passed November 21, 2017, extended by Ordinance No. 28542, passed on November 13, 2018, extended by Ordinance No. 28583, passed on May 21, 2019, extended by Ordinance No. 28619, passed November 12, 2019, and extended by Ordinance No. 28671, passed on May 19, 2020, is hereby approved.

Section 2. That the Tacoma Planning Commission is hereby directed to review these Interim Regulations, and recommend non-interim regulations to replace them for consideration by the City Council by April of 2021. In undertaking this work, the Commission will consider only those issues and uses initially addressed by Amended Ordinance No. 28470, and will limit the scope of work to those regulatory options reviewed in the public record. The Commission should seek substantive input from the Port of Tacoma, the Puyallup Tribe, and other governments and stakeholders of the Tacoma Tideflats.

Further, the Commission will review and assess approaches to regulate the expansion of existing uses, and consider new findings of fact, including any lessons learned from permitting in the time since the regulations were put into effect, and changes to baseline conditions.



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The Commission's recommendations should provide clarity and predictability for industry and community, particularly given the current COVID-19 crisis and economic impacts.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney