### CITY OF RUSTON REGULAR COUNCIL MEETING

#### **Tuesday, June 17, 2025**

<u>MEETING CALLED TO ORDER</u> – At 7:01 PM Mayor Hopkins called the regular City Council Meeting to order. Councilmembers present were Councilmember Syler, Councilmember Huson, Councilmember Jensen, and Councilmember Holland. Councilmember Hedrick joined virtually. Following the flag salute, Councilmember Syler moved to approve the agenda with a second from Councilmember Huson, passed 5-0.

<u>MINUTES</u> - Councilmember Syler moved to approve the minutes for the regular City Council Meeting of June 03, 2025, with a second from Councilmember Huson. Councilmember Jensen moved to amend the minutes to correct the name of a speaker listed during the Public Comment portion of the Regular City Council Meeting held on June 3, 2025. Councilmember Syler then moved to approve the minutes as amended, with a second from Councilmember Huson, passed 5-0.

#### **STAFF REPORT** –

**Ruston Police Department** – Chief Bautista provided an update on the upcoming 4th of July event hosted by Metro Parks Tacoma. He followed up on a letter previously sent to the agency regarding road closures and outlined the challenges the Police Department faces in managing traffic and the influx of visitors during the event. Chief Bautista noted adjustments being made, including a reduction in staffing to help lower City expenses. He also shared updates from the City of Tacoma, which include plans to open Ruston Way to assist with the flow of outgoing traffic from the City. He concluded by mentioning the possibility of the 4th of July event reverting back to its original footprint. *The report is attached for reference*.

Chief Bautista introduced Heidi Traverso from NovoaGlobal, who delivered a presentation on Traffic Enforcement Cameras. *The presentation is attached for reference.* 

Councilmember Jensen asked where the revenue generated from the tickets is allocated. Ms. Traverso clarified that the funds do not go into the General Fund but are required to be used specifically for traffic safety improvements.

Councilmember Jensen asked whether there were any privacy concerns and inquired about the retention of vehicle information in the event of a public records request. Ms. Traverso explained that, in accordance with state law, no images of vehicle occupants are captured. She also noted that the agency follows all state and local records retention guidelines and emphasized that the agency holds certifications ensuring the protection and privacy of driver information.

Councilmember Jensen shared concerns she had received about the potential misuse of traffic camera footage by individuals. Ms. Traverso clarified that any intentional misuse of such footage is illegal.

Councilmember Holland asked about the type of vehicle data collected by the traffic cameras and how that data would be used to issue a citation. Ms. Traverso explained the citation process, noting that the individual receiving the citation would have the opportunity to respond. She also mentioned that the specific procedures would depend on the language outlined in the Ordinance.

Councilmember Jensen asked about the projected costs associated with the system after one year of implementation. Ms. Traverso explained that the costs would depend on several factors, including the number of cameras installed, court-related expenses, and the volume of traffic violations.

Councilmember Syler asked about the fees associated with implementing the proposed system, whether the City would be required to enter into a contract, and the flexibility to negotiate terms based on the volume of traffic violations. Ms. Traverso explained that each camera operates on an independent system and is billed accordingly under the contract. She noted that there is no fixed contract term, and the agreement is based on the City's discretion. She further clarified that adjustments can be made, including relocating or reducing the number of systems in response to changes in traffic violation volume. Ms. Traverso emphasized that the goal of the system is to use the generated revenue to complete key safety improvements within the City before the mandated requirement to share 25% with the State takes effect. She added that as violations decrease over time, the number of traffic cameras can also be reduced accordingly.

Councilmember Huson questioned the amount of time it would take an officer to review each violation, noting Ms. Traverso's earlier estimate of 15 seconds. Ms. Traverso clarified that the review time is typically closer to 1–2 minutes, with some cases being even quicker.

Councilmember Huson then requested an update on the prior discussion regarding the potential impact on the City's court budget. Mayor Hopkins responded that the matter is still under review and directed a question to Ms. Traverso about conversations with the City of Fircrest. Ms. Traverso stated that Fircrest is currently waiting for the City to decide how it wishes to proceed and evaluating if their systems are compatible.

Councilmember Huson added that the City of Fircrest Municipal Court would need to know the number of cameras to gauge the expected volume of citations and determine the level of their involvement. Mayor Hopkins responded that Fircrest has expressed

concerns about managing a high volume of violations and their capacity to process them. He noted that Fircrest has not provided any concrete figures for handling this potential system and currently lacks the necessary staffing. He expressed concern following that discussion and stated that he is working with Chief Bautista to compare numbers between Pierce County and the City of Fircrest.

Mayor Hopkins stated that partnering with Pierce County would cost the City roughly \$3 million, while projected revenue based on the data could reach about \$8 million. Councilmember Huson noted that there is currently insufficient information to decide on moving forward with the system and emphasized the need for adequate staffing and resources to support such a project. Ms. Traverso clarified some of the figures and committed to providing a detailed breakdown of the projected costs and revenue. Councilmember Huson reiterated that although the system is a good idea, more information is needed before a decision can be made.

Mayor Hopkins asked about the distance between the cameras and the parks, and he outlined the ongoing steps and discussions required to determine the best way to proceed. He also elaborated on the data collected from the traffic study and emphasized the need to review the algorithm used to calculate costs for the City.

Ms. Traverso concluded her presentation by acknowledging that this process takes time to organize and thanked the Mayor and City Council for their attention.

Chief Bautista clarified that the negotiation of the Court contract is a separate issue from the traffic camera implementation. He provided insight into potential reduced court costs if the City transitions to a different court, while also highlighting possible expenses related to that transition. He added that the district court has been cooperative, understanding the plan to implement a standard court contract with the possibility of implementing the traffic camera system later. Councilmember Holland confirmed that court costs would be approximately \$6,000 less if the City transitions to Pierce County, to which Chief Bautista responded affirmatively.

Councilmember Huson asked if Chief Bautista had rescinded the letter he sent to Metro Parks Tacoma. Chief Bautista responded that he had not, as he is waiting to review Metro Parks Tacoma's proposed solutions to the concerns he raised. Councilmember Huson then asked how Chief Bautista plans to ensure that the City's concerns are adequately addressed.

**Ruston Fire Department** – Chief Allen provided the Fire Department metrics for the Month including total incidents, volunteer hours, and member roster. He also provided a reminder that fireworks are not allowed in the City of Ruston. He concluded with announcing the 4<sup>th</sup> of July Bike Parade and festivities at Rust Park. *Attached is a copy of the report.* 

**GENERAL PUBLIC COMMENTS** – No public comments at this time.

**BUSINESS** –

ORD 1591 – Middle Housing Land Use Update – (2<sup>nd</sup> Reading)

<u>INFORMATION / BACKGROUND -</u> The City is required to update its land use code in compliance with the Middle Housing and Accessory Dwelling Unit Legislation. The deadline for adopting compliance legislation is June 30, 2025. This means that you will need to adopt conforming legislation no later than the June 17th Council meeting in order to have the legislation in effect prior to the June 30th deadline. The attached Technical Memo from Kirsten Peterson of SCJ Alliance walks the Council through the legislation. The legislation has been prepared and/or reviewed by SCJ Alliance, Ruston Planning, and the City Attorney's Office.

If the City does not have compliance legislation in place before June 30th, then portions of the land use code would be pre-empted and the Model Code prepared by the Washington State Department of Commerce would automatically take effect. City staff recommend passage.

#### **FISCAL CONSIDERATION**

None.

#### **ATTACHMENTS**

A. Ordinance No. 1591 – Middle Housing Ordinance

#### **RECOMMENDATION / MOTION**

This is on for second reading and action. Adopt Ordinance No. 1591.

Kirsten Peterson, Senior Project Manager with SCJ Alliance, presented the technical memo for the Middle Housing Update and provided a brief overview of the ordinance along with the revisions made. *A copy of the technical memo is attached for reference*.

Councilmember Jensen thanked Kirsten and City staff for incorporating feedback from both the public and the City Council and making the necessary revisions. She expressed her support for the ordinance and stated she would be in favor of voting for it. Additionally, she raised the topic of parking and suggested it be added to a future City Council agenda for discussion.

Councilmember Syler moved to approve Ordinance 1591, with a second from Councilmember Hedrick, passed 5-0.

#### RES 812 – Update to the Master Fee Resolution

#### INFORMATION / BACKGROUND

The City updates its Master Fee Resolution from time-to-time. This occurs generally once per year with an effort made to consider these fees contemporaneously with the budget. The last update was April 1, 2025 with the adoption of Resolution #806.

The City's planning consultant has increased hourly rates since that time and the Resolution is not longer capturing the City's actual costs for permit review.

The changes to the Fee Resolution proposed include:

- Increasing the base charge for Planning and Development services from \$342 to \$350 in Section 2.1.A:
- Increasing the Land Use review rates from \$236 to \$265 in Section 2.1.C to track with the City's current costs. In addition, language has been added to allow the City to charge actual costs if the rates charged by consultants exceed the amount set forth in the Resolution.
- Increasing the other hourly fees from \$248 to \$295 per hour in Section 2.1.C. In addition, language has been added to allow the City to charge actual costs if the rates charged by consultants exceed the amount set forth in the Resolution.

#### **FISCAL CONSIDERATION**

The updated fees will support the services provided and keeps up with the City's increased costs.

#### RECOMMENDATION

Adopt the Master Fee Resolution.

Councilmember Jensen emphasized the need for greater thoroughness when making changes to the Master Fee Schedule, noting that this is the second revision within a short period. She pointed out that frequent revisions increase costs for the City due to the need to produce updated legislation.

Councilmember Jensen questioned the language in the Resolution, expressing concern that it could allow consultants to raise their rates at will, potentially leading to higher fees for residents seeking Planning and Development services. Mayor Hopkins clarified that the language does not permit consultants to charge arbitrary amounts, as their rates and any increases must be negotiated and approved by the City. He further explained

that the intent of the update is to allow the City to adjust its own rates, not those of the consultants.

Councilmember Syler moved to approve Resolution 812, with a second from Councilmember Huson, passed 5-0.

<u>CLAIMS/PAYROLL</u> – Councilmember Syler moved to approve the Claims for June 17, 2025, and Payroll for June 05, 2025, with a second from Councilmember Huson, passed 5-0.

MAYOR'S TIME – Announced that a meeting is scheduled with Terra Cotta and City staff, with the intention of providing an update at the next City Council meeting.

<u>Councilmember Hedrick</u> – Encouraged individuals to attend the 4<sup>th</sup> of July events occurring in the City of Ruston.

Councilmember Syler – Nothing at this time.

**Councilmember Huson** – Nothing at this time.

<u>Councilmember Jensen</u> – Nothing at this.

<u>Councilmember Holland</u> – Nothing at this time.

**MEETING AJOURNED** – At 8:20 PM Councilmember Syler moved to adjourn, with a second from Councilmember Huson, passed 5-0.

Bruce Hopkins, Mayor

ATTEST:

Aario A. Ortega, Jr., City Cler



#### **Chief's Report Ruston Police Department Tuesday, June 17, 2025**

- Presentation by Ms. Heidi Traverso of NovoaGlobal
   4<sup>th</sup> of July update



### Municipalities with Automated Enforcement Systems

- FIFE Pop. 10K 4 School Zone, 8 Red Light Systems
- DUPONT- Pop. 10K. 2 School Zone, 5 Red Light Systems
- TUKWILA Pop. 22k. 6 School Zone, 2 Park, Red Light
- TACOMA Pop. 225K 4 School Zone, 9 Red Light, 1 Speed
- EVERETT Pop. 110k 2 School Zone, 7 Red Light
- MILTON Pop. 9,323 2 School Zone, 6 Red Light, 1 Park
- MUKILTEO Pop. 20k 2 School Zone, 2 Park
- PACIFIC Pop. 6k 2 School Zone, 2 Park
- BREMERTON 46k 9 Red Light



# AUTOMATED SAFETY CAMERAS RCW 46.63.220

- RCW 46.63.220, pertains to photo enforcement,
   School Zone, Red light, Railroad.
- New speed zones School Walk Areas, Hospital Zones, Park Zones
- 4 yrs Programs must share 25% revenue with the State after costs to City or Town. Remaining funds must be used for improvements to transportation that support equitable access and mobility for persons with disabilities.
- **Equity** Violations and study required.
- Fines are civil, like parking violations, and do not affect driving record, insurance, and may be sent to collections.



# Law Enforcement Advantages

- Increase Safety Reduce need for traffic stops, high-speed chases and other dangerous situations.
- Gain resources Enable Departments to use resources more efficiently, freeing up Officers to focus on priorities.
- Automate Actions Reduce the time and burden for Officers performing traffic stops.
- **Evidence** Provide accurate, detailed evidence for every violation and Court.
- Promote Compliance Encourage driver to comply with traffic laws, even when LE personnel are not present, promoting safer driving habits.





Speeding is a dangerous 'new normal' on U.S. roads, IIHS says September 13, 2022

- In 2020, traffic related fatalities rose over 7% and in 2021, fatalities rose another 5%.
- With higher demands for police services and a notable decrease in available personnel, these communities are left with few resources to address and change dangerous driver behaviors.

#### Photo Speed Enforcement:

This safety program utilizes the same equipment but focuses on speeding violations. The speed of vehicles is measured as they enter the intersection using radar vehicle detection, as well as tracking vehicles distance over time. The technology can track several traffic lanes at a time and measures vehicle speeds through intersections, identifying vehicles traveling faster than the posted speed limit.

## NOVOAGLOBAL® AUTOMATED TRAFFIC ENFORCEMENT

### GET STARTED...

\* Data Collection —Identify Problem Locations. SPEED STUDY REPORT

### TRAFFIC STUDY

August 31, 2023

\* Create Ordinance for Program implementation. Begin conversations with WADOT if locations are on State Highways. Equity Study for camera locations.

\* Contract with Service Provider for Traffic Safety Program. Complete business rules and violation criteria.

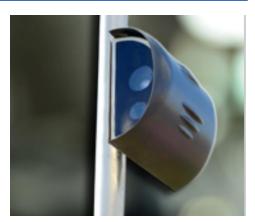
Create Notices - Begin 30-day warning period and launch public awareness campaign.



### COMPLETE TURN-KEY SOLUTION —

NO ADDED FEES

### Systems



24hrs Monitoring
Installation
Configuration
Warranty
Service
Support

### **Processing**



Pre-processing
Printing
Mailing
Customer support
Payments
Collections

### **Back Office**



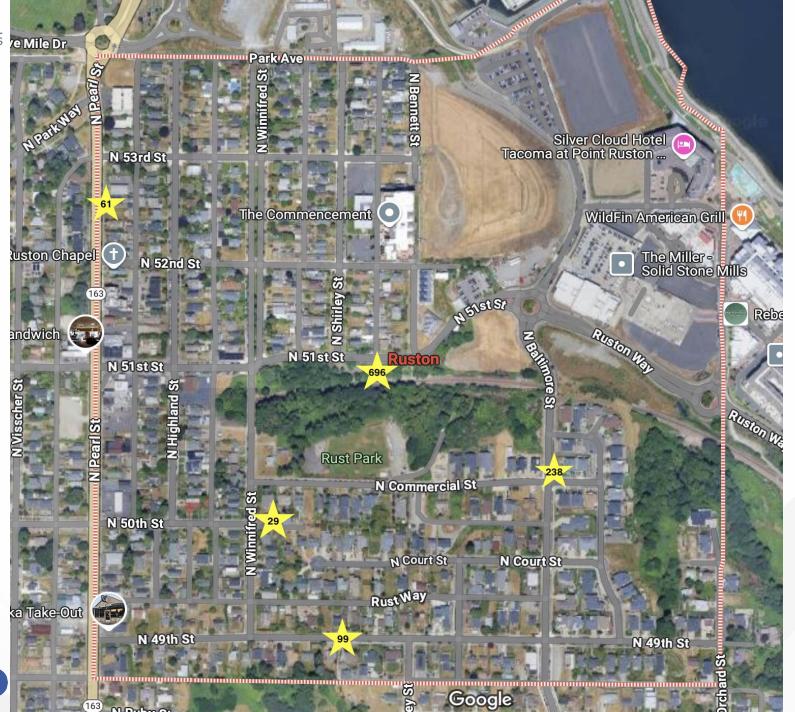
Software License
Pro-Center
Hawk-Center
Review-Center
Hosting
Back Up

### Program Support



Program Manager
Back-office Manager
Public Awareness
Legal Support
Training

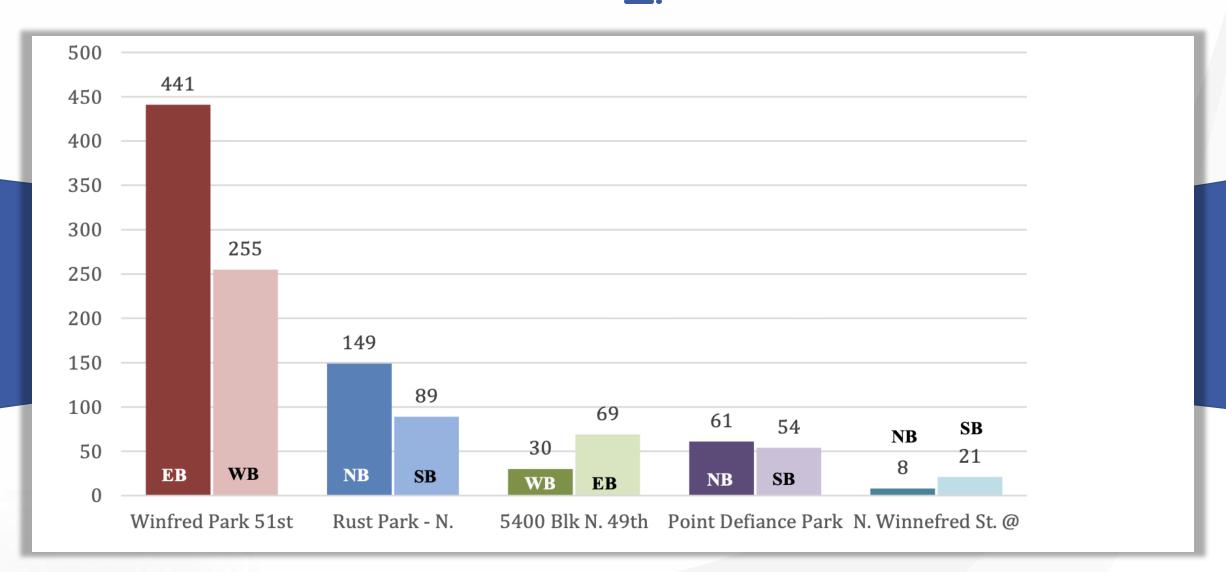






### **RUSTON SPEED STUDY LOCATIONS**

AVERAGE DAILY VIOLATIONS



#### **CUSTOMIZED WARNING NOTICES**

# PARK ZONE WARNING NOTICE

the posted speed limit, in violation of the posted sign speed, which is in violation of Mukilteo Ordin

Location: 9000 BLK Mukilteo Spdwy

Date: 05/09/2025 Time: 12.42.54 PM

Sign Speed: 35 Vehicle Speed: 50.1
Plate Number: D64 Vehicle Make: FORD

Dear Driver,

92nd Street Park is a serene and picturesque oasis nestled in the heart of the city. This popular destination offers a variety of outdoor activities, such as walking, jogging, and hiking the well-maintained scenic trails of Big Gulch. Visitors of all ages and stages of life, including families, children, and pets, enjoy the park's amenities, including restrooms, outdoor playground equipment, and picnic areas.

Recently, speeding along the Mukilteo Speedway, adjacent to 92nd Street Park, has been a noticeable increase. For this reason, to protect citizens, park-goers, and wildlife, we are taking extra measures to enforce the speed limit throughout this area.

Your vehicle was recorded exceeding the speed limit in this area.

Please consider this a warning to slow your speed and respect the speed limits to

protect our community and visitors.

Thank you,

Mukilteo Police Department



### WARNING NOTICES

#### NOTICE OF WARNING - PARK ZONE SPEED

City of Mukilteo Traffic Safety Enforcement

Amount Due:

Violation #: 10320 View and Pay at: www.ZeroFatality.com

Due Date:

Password:







The photographic images to the right constitute evidence that your vehicle exceeded the posted speed limit, in violation of the posted sign speed, which is in violation of Mukilteo Ordin

Location: 9000 BLK Mukilteo Spdwy

Date: 05/09/2025 12.42.54 PM Sign Speed: 35 Vehicle Speed: 50.1 Vehicle Make: FORD Plate Number: D64

Dear Driver.

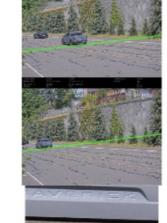
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Your vehicle was recorded exceeding the speed limit in this area.

Please consider this a warning to slow your speed and respect the speed limits to protect our community and visitors.

Mukilteo Police Department



\$0

Detatch here and return with your payment

#### PAY ONLINE

Thank you,

You may view your violation and pay your fine using your plate number and the password below

Payment Site: ZeroFatality.com Plate Number:

#### PAY BY PHONE

AMOUNT DUE: 50 DUE DATE:

#### PAY BY MAIL

Check or Money Order, Payable to: **Automated Enforcement Division** PO Box 593095, Orlando, FL 32859-3095

#### OPTIONS / QUESTIONS

DI FASE NOTE: A comparisons tax will be aristed to all retine and telephone necessaria Please dick the payment button only once. DO NOT make a second attempt to pay the same day.

#### WARNING OF RED LIGHT INFRACTION City of Tacoma Traffic Safety Enforcement

Photo infractions will NOT appear on your driving record, they will be processed as a parking infraction.

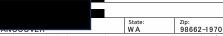
Ticket Number: Plate Number: Pin-Code: View your violation www.ZeroFatalitv.com





#### This ticket will be filed with Tacoma Municipal Court - 930 Tacoma Ave S, Rm: 841 Tacoma, WA 98402

		Phone: 253-591-5	5357			
Violation Date: 01/07/2019		Time: 05:28:00	Fine	Fine Amount: \$		
location of h	ofraction:					
		nber Time:		Red Li	ght Time:	
	W A	3.5		14.5		
Year:	Make:	Model:	Body Style:		Color:	
1999	FORD	EXPLORER	UT			
Violator:						



The above listed vehicle registered in your name was photographed failing to stop at a red light, which is in violation of RCW 46.61.055 pursuant to 46.63.170 and Tacoma Municipal Code 11.60 et seq.

This notice represents a determination that an infraction has been committed by the person named in the notice and the determination shall be final unless contested as provided in RCW 46.63.060(2)(a). An infraction is a non-criminal offense for which imprisonment may not be imposed as sanction. The penalty for a photo-enforced infraction may include nonrenewal of the vehicle registration as per RCW 46.63.060(2)(b).

#### DO NOT IGNORE THIS NOTICE:

PAY ONLINE:

pay your fine at:

Plate Number:

Amount Due:

Violation Number

Pin-Code:

Due Date:

You may view your violation

images and video online and

www.ZeroFatality.com

Please enter Plate Number and

Password provided below to

enter the secure web site

You must respond to this notice on or before 01/09/2019

As registered owner, you are responsible for any additional fees, fines and costs.

Officer's Certificate: I certify under penalty of perjury under the laws of the State of Washington that there are reasonable grounds/probable cause to believe and do believe that the described vehicle/person was in violation of the above listed ordinance/statute and that the foregoing is true and correct.

Sworn to or affirmed in Tacoma, WA by: Tacoma Police Officer: 01/09/2019 203375

01/09/2019

#### PAY BY PHONE:

Please call Automated Enforcement Division toll free at: (866) 247-8157 to pay 24/7 Customer Service hours:

Tacoma Municipal Court

(DO NOT MAIL CASH)

Visa, MasterCard, and Discover

PAYABLE TO: Tacoma Municipal Court

Monday to Friday, 10:00 AM - 5:00 PM (ET) DISCOVER

PAY IN PERSON/MAIL OR REQUEST PAYMENT PLAN:

930 Tacoma Avenue S, Rm 841, Tacoma, WA 98402

Mon-Fri 8:30 am - 4:30 pm (PST), Tel: 253-591-5357

WE ACCEPT IN PERSON: Cash, Check, Money Order,

### VISA

#### payment plan with the Court under RCW 46.63.110(6)

#### TO REQUEST A HEARING:

Please see reverse side

PAYMENT OPTIONS:

PLEASE NOTE: A \$2.00 e-payment convenience fee will be added to all credit/debit card and phone payments.











You may be able to enter into a



### SAMPLE SYSTEM PHOTOS

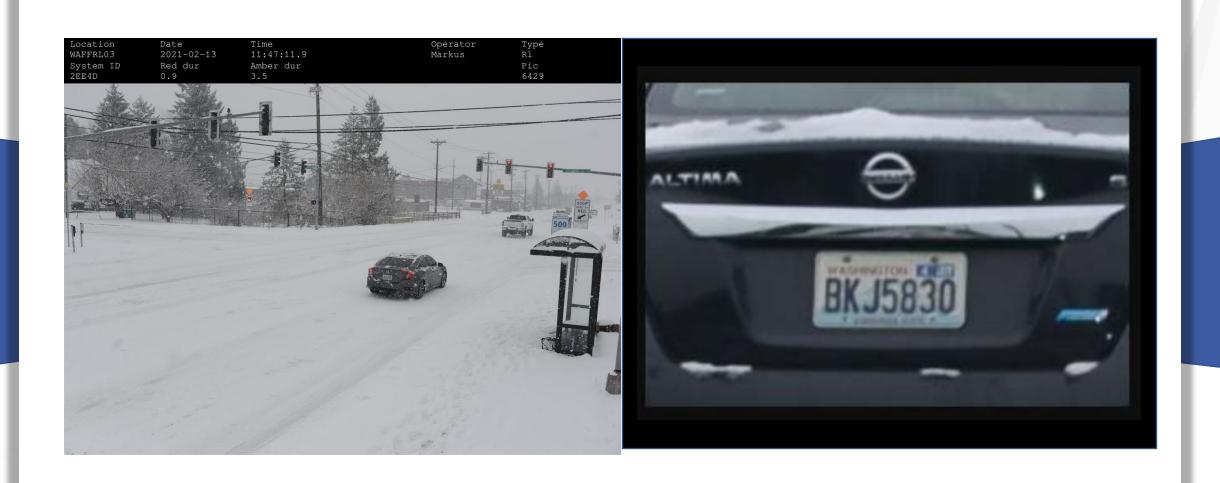






### SAMPLE SYSTEM PHOTOS



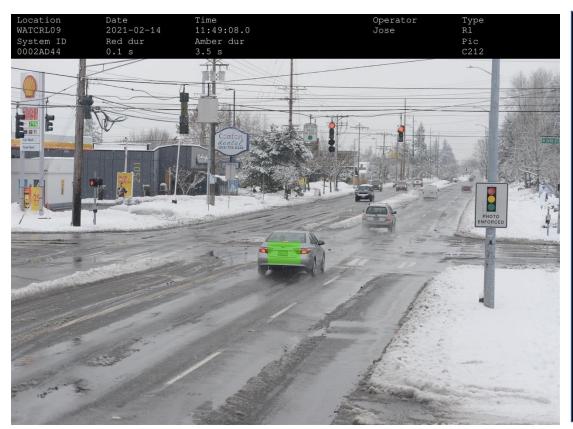






### SAMPLE SYSTEM PHOTOS

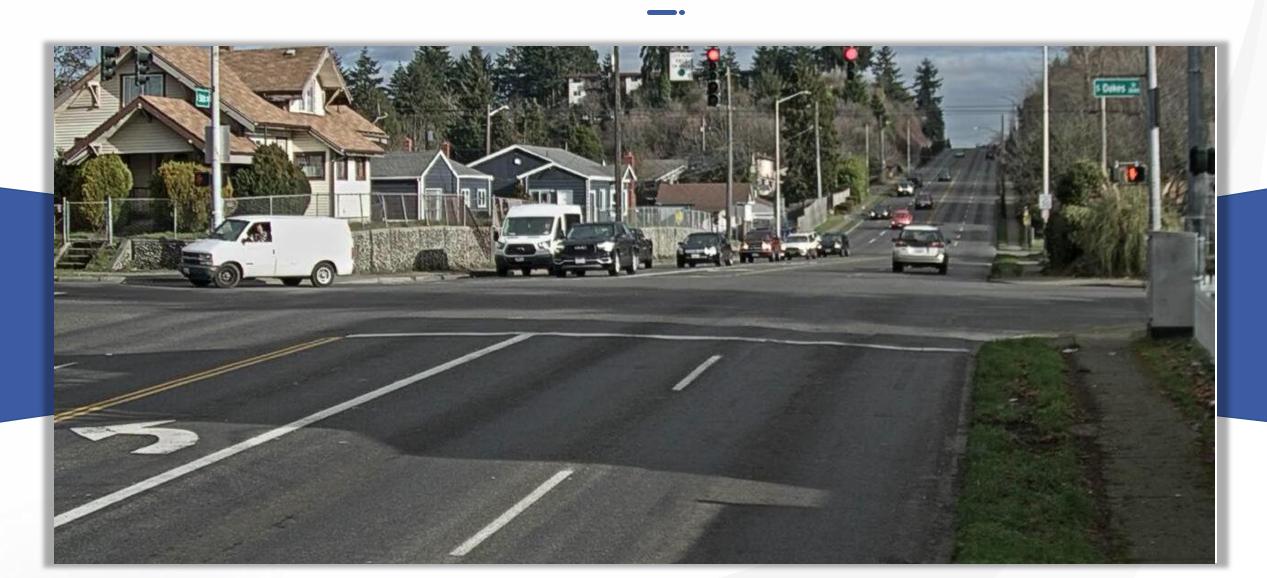






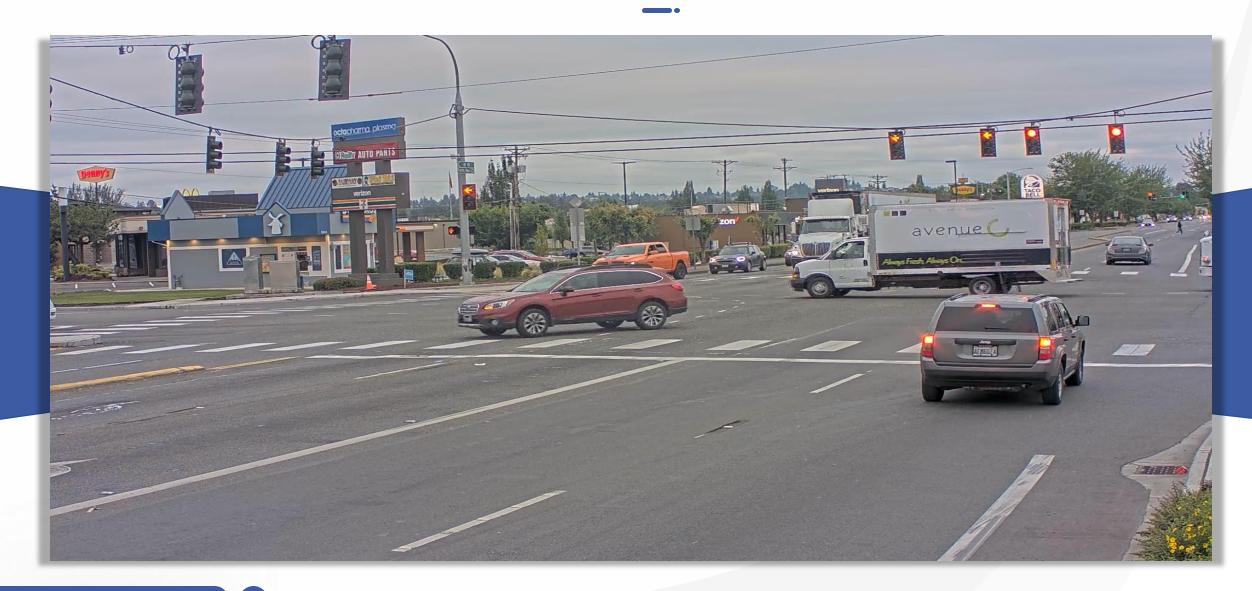


### **VIDEO EVIDENCE**



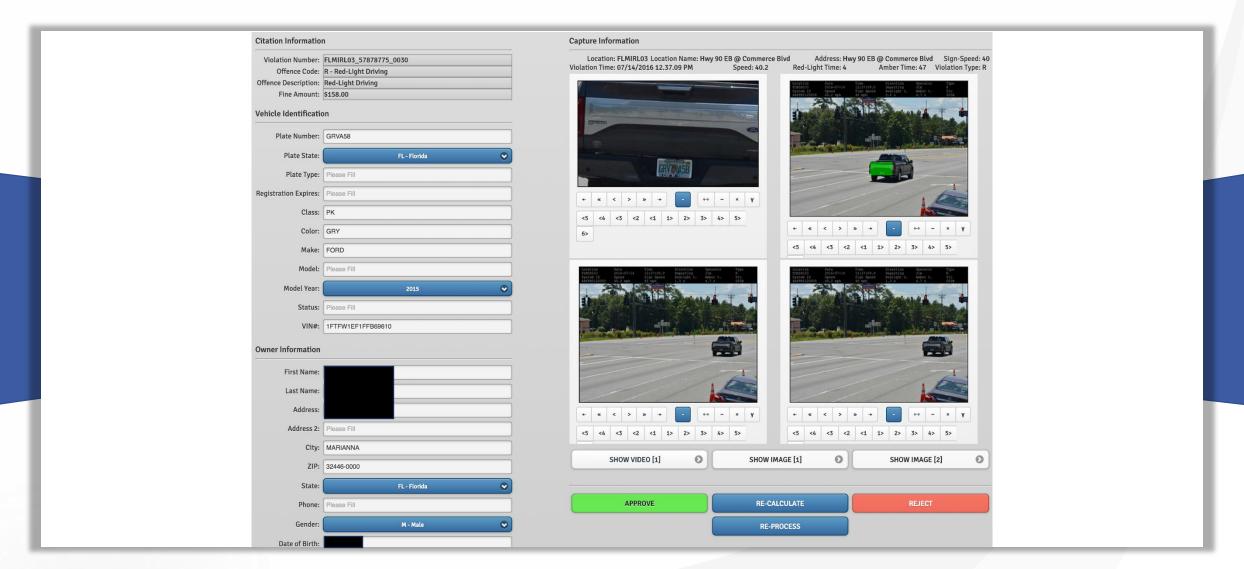


### **VIDEO EVIDENCE**





### **VIOLATION REVIEW**

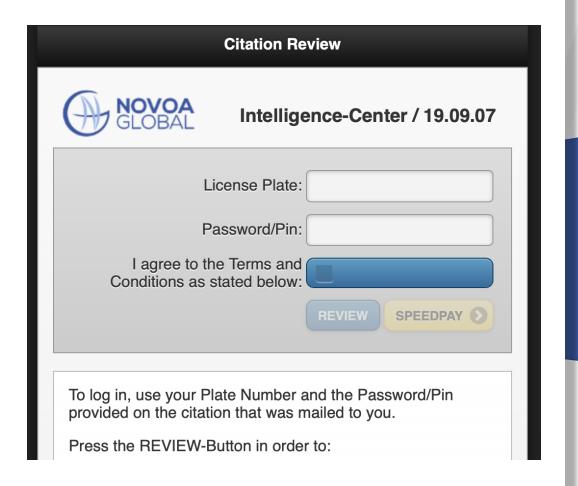




### **ZEROFATALITY.COM**



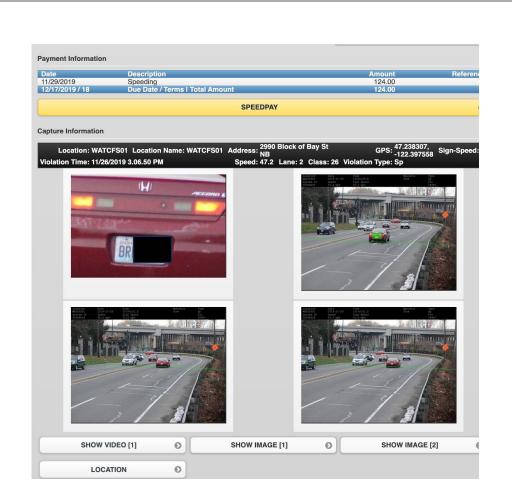






### **VIOLATION REVIEW - CITIZEN**









# PRESS & PR CAMPAIGNS

- Attend Council Meetings to address any Community Concerns
- Well Publicized "Kick-off" for Program commencement
- Press Releases Announcing Locations, Warning Periods and "Go-Live" dates.
- Provide current publications that support the use of automated photo enforcement technology in traffic calming efforts that save lives. NHTSA, GHSA
- We will supply, bi-annual report for Bend, as required by State Law.
- Guidance for strong Community Support



### **A1 PUBLIC AWARENESS**







Slow down in school zones and stay alert. Children are the least predictable and hardest to see. Starting September 1, Everett is using school zone speed photo enforcement and will send out a Notice of Infraction for speeding in a school zone. Please drive safely, our children are depending on it.

Everett encourages all drivers to slow down in school zones to the posted speed limit because the consequences can be deadly! We are protecting our most vulnerable and loved population, our children, from speeding in school zones. Everett is aiming for Zero Fatality<sup>®</sup>. Please, Slow in School Zones.

If you hit a pedestrian at 20 mph, that pedestrian has a 90 percent chance of surviving, but at 10 mph over the speed limit, or 30 mph, that pedestrian has only 50 percent chance of surviving. If you hit a pedestrian at 40 mph, they will most likely not survive at all having only a 10 percent chance of making it. Slow down in school zones – Zero Fatality®.



### **A1 PUBLIC AWARENESS**

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RED Means Stop! 2

Red Light Cameras from NovoaGlobal® Zero Fatality Solutions Help protect citizens in Everett and surrounding areas by obeying all traffic laws

### About Red Light Cameras

Our Trendor, Novoa Global, Inc., Provides Bastate-of-the-artifletection System Ithatas measures Illhe Speed Bastate-of-the-artifletection System Illhe Bastate Bastate



#### Frequently Asked Questions

- Q: Are the red light cameras safe?
- A:@Yes.@Although@ome@tudies@ave@ suggested@hat@ed@ght@ameras@ increase@ear@nd@ollisions,@hey@ have@een@roven@olleduce@he@nuch@ more@amerous@T-Bone"@ollisions.@@
- Q: I've heard they're just about raising revenue. Is this true?
- A:@ This@sffalse.@he@urpose@f@ur@ program@sBafety,ffirst,ffast@nd@ always @
- Q: Will the City be enforcing right turn violations?
- A: @ Yes, but only the thost serious of violations. The light that no binded before of a flow of the least of the light of
- Q: How will my privacy be protected?
- A: a Each Image Raptured by The Traffic Infraction Dietectors Bunnediately of encrypted Band Brassnitted Bria Base secure The ensured Band Brassnitted Bria Base secure The ensured Band Brown and Brown and Band Brown and B

#### Frequently Asked Questions (continued)

- Q: Will the cameras take my picture if I don't run the red light?
- A: The System in a y Gapture in Ilmage II of your which III you are In Ilmage II you approach Ilmage III you approach III be III approach III approach III be III approach III be III approach III
- Q: Can I contest a Notice of Violation?
- A:@ Yes.@ach@lotice@fWiolation@vill@ include@nstructions@n@low@ou@ can@ubmit@n@ffdavit@fMon-Responsibility@r@ave@fformal@ hearing@nfront@f@qudge.@

## COST NEUTRAL — HOW DOES IT WORK?

#### **NOVOAGLOBAL Pays -**

- All Construction, Engineering Costs
- All Signage, Maintenance, Operations Costs
- Mailings, Software Development, no added fees
- Public Awareness Campaign, Press Release

#### Ruston Pays -

- Flat Monthly Fee
- Officer Review time
- Website Information & Development
- Associated Court Adjudication Costs





### HEIDI TRAVERSO 206-909-6964 HTRAVERSO@NOVOAGLOBAL.COM

#### **Ruston Fire Department Monthly Review for May 2025**

Tuesday, June 17,2025
Presented by Chief Bruce Allen

Total Incidents (YTD) 50, May 7(4 Fire/Service, 3 Medical Aid)
Volunteer Hours: May 1936 Hours, YTD 8362 Hours

Membership Roster (21 out of 25): (18 Members, 3 Officers)

#### **State of Business**

- PLEASE REMEMBER THERE ARE NO FIREWOKS ALLOWED IN OUR CITY!!!!!!!!
- Don't forget our annual Bike Parade on the 4<sup>th</sup> and festivities at Rust Park!



#### **Technical Memo**

**To** City of Ruston City Council

From: Kirsten Peterson, Consultant Planner

Date: June 17, 2025, City Council

Second Reading and Action on Middle Housing and Unit Lot Subdivision Ordinance

Subject No.1591 implementing State-mandated middle housing regulations pursuant to House Bills

(HB) 1110, 2321, and 1337

#### **Summary**

On June 3, 2025, the Ruston City Council held a public hearing to consider Ordinance No. 1591 amending the Ruston Municipal Code to implement new state requirements for middle housing. The ordinance responds to Washington State legislation (HB 1110, HB 1337, and HB 2321), which mandates increased housing capacity and flexibility in urban growth areas.

The ordinance brings the City into compliance with the Growth Management Act by:

- Allowing two units per lot in residential zones, consistent with Ruston's designation as a Tier 3
   City.
- Permitting specific middle housing types: duplexes, stacked flats, cottage housing, and courtyard apartments.
- Incorporating accessory dwelling unit (ADU) standards that allow up to two ADUs per lot, and meet other provisions as required under HB 1337.
- Allowing zero-lot-line and unit lot subdivisions as required by ESSHB 1110 and ESSSB 5258.
- Updating the zoning map and zoning district names, including creation of several new districts (e.g., Stack Hill, Pearl, Marina, Promenade).
- Establishing revised **parking standards**, **architectural guidelines**, and **development definitions** required by the new housing legislation to support middle housing implementation.

The ordinance also reorganizes and modernizes portions of the code to improve clarity, consistency, and usability. Adoption by June 30, 2025, ensures the City maintains local control and avoids defaulting to the state's model ordinance.

The Planning Commission reviewed the ordinance over several months, held a public hearing on May 7, 2025, and forwarded a recommendation of approval to City Council. A SEPA Determination of



Nonsignificance was issued on May 9, 2025, and the 30-day expedited review was submitted to the Department of Commerce on the same day. The revisions later requested by Commerce were incorporated into the ordinance that was entered into the record of the June 3, 2025 City Council public hearing.

During the hearing, testimony from the public led to a few code revisions, which have been incorporated into the updated ordinance being presented for second reading and action. The revisions included:

- Figure 2 (Primary Structure Setbacks) has been modified to reduce the side yard setback from 10 ft to 5 ft. (pg 6 of the ordinance)
- Illustration A (Determination of Lot Grade) has also been updated to reduce the side yard setback from 10 ft to 5 ft (pg 8)
- RMC 25.07.010(d) regarding transitional uses was updated to refer the reader to the zoning map for the specific locations designated for Transitional Uses. In addition, the land use matrix located in RMC 25.07.020 was updated to depict that Transitional Uses would also be required to apply for a conditional use permit process. This is depicted with a "T/C" within the matrix.
- The definition of "dwelling, cottage housing" has been updated to reflect the required definition in the RCW, pursuant to E2SHB 1110. The cottage housing definition in the previous version of the ordinance reflected guidance from an outdated version of the Department of Commerce middle housing user guide.
- The definition for courtyard dwelling has also been updated for consistency with the state definitions.
- The definition of Major Transit Stop had a minor revision to correct two numbers that were transposed from the correct RCW reference.

In addition to the revisions made to the ordinance, a question was raised about the inconsistency in RCW parking requirements near transit. The conflicting pieces of legislation read as follows:

#### **RCW 36.70A.681** (last updated 2023)

- (2)(a) A city or county subject to the requirements of this section may not:
- (i) Require off-street parking as a condition of permitting development of accessory dwelling units within **one-half mile** walking distance of a major transit stop;

**RCW 36.70A.698** (last updated 2020)

#### Accessory dwelling units—Off-street parking—When prohibited.

- (1) Except as provided in subsection[s] (2) and (3) of this section, through ordinances, development regulations, zoning regulations, and other official controls as required under RCW **36.70A.697**, cities may not require the provision of off-street parking for accessory dwelling units within **one-quarter mile** of a major transit stop.
- (2) A city may require the provision of off-street parking for an accessory dwelling unit located within **one-quarter mile** of a major transit stop if the city has determined that the accessory dwelling unit is in an area with a lack of access to street parking capacity, physical space



impediments, or other reasons supported by evidence that would make on-street parking infeasible for the accessory dwelling unit.

(3) A city that has adopted or substantively amended accessory dwelling unit regulations within the four years previous to June 11, 2020, is not subject to the requirements of this section.

#### **SCJ Staff Conclusion**

While HB 1337 and HB 2321 both discuss within half a mile of a major transit stop for their parking, the RCW **36.70A.698** was a bill passed in 2020 (before HB 1337 and HB 2321) and to the best of our knowledge would only be allowable if the parking study under HB 2321 and HB 1337 is completed - especially since the ½ mile under HB 2321 and HB 1337 are the newer pieces of legislation on the topic. There doesn't appear to be other guidance relating to navigating how to engage with this RCW but that may be a small clean up item needed by the legislature.

#### PROCEDURAL REQUIRMENTS

Amendments to the development code regulations are considered a legislative process, and require that a recommendation from the Planning Commission be forwarded to City Council as the final decision-making authority. Following the Planning Commission public hearing and recommendation of approval, the City Council held an open record public hearing on June 3, 2025.

The second reading on the ordinance is conducted following the procedures for closed record hearings as follows:

#### 19.04.040 Procedures for closed record hearings.

Closed record hearings shall be conducted generally as provided for public meetings:

- (a) No new evidence or testimony shall be given or received. The parties may submit timely written or oral statements or arguments so long as such statements or arguments use evidence contained in the record before the recommending body.
- (b) Affirm that the Hearing Body must be impartial and request members to state whether there has been any ex parte contact or whether a member has a personal or business interest in application. The Hearing Body shall afford parties an opportunity to challenge the impartiality of the Hearing Body or its member(s).
- (c) The Hearing Body shall be responsible to review the application, staff report, minutes of the open public hearing, and the findings and conclusions, or reasons for decisions or recommendations. The Hearing Body may continue the hearing to review the record.
- (d) The Hearing Body may elect to continue the closed record hearing to consider evidence and testimony before making a decision.
- (e) Make its decision in accordance with Section 19.04.030.



#### **DECISION CRITERIA**

The Final Administrative Actions are described in RMC 19.04.030 with the following guidance for issuing Decisions:

- (a) Actions. Upon receiving a recommendation from a designated recommending body, the final decision maker or Hearing Body (i.e., Hearing Examiner or City Council) shall perform the following actions as appropriate:
  - (1) Make a decision on the recommending body's recommendations. Where the recommending body has held an open record public hearing, Hearing Body shall review the matter at a closed record hearing.

. . .

- (b) Decisions. The Hearing Body shall make its decision in writing as appropriate.
  - (1) A Hearing Body decision following an open record public hearing (if applicable) shall include one of the following actions:
    - (A) Approve as recommended by the recommending body.
    - (B) Approve with additional conditions.
    - (C) Modify; provided, that the modifications do not significantly increase adverse environmental impacts as determined by the responsible official.
    - (D) Deny (reapplication or resubmittal is permitted).
    - (E) Deny with prejudice (reapplication or resubmittal is not allowed for one year).
    - (F) Remand for further proceedings where appropriate.
  - (2) Notice of Decision. A written notice for all final decisions shall be sent to the applicant and to all parties of record. Persons who desire to be a party of record shall so notify the City Clerk and provide the City Clerk their name and mailing address. For development applications requiring Planning Commission or Hearing Examiner review and City Council approval, the notice shall be the signed ordinance or resolution.

#### **Attachment:**

Ordinance No. 1591