

**CITY OF RUSTON  
REGULAR COUNCIL MEETING**

**Tuesday, April 4, 2023**

**MEETING CALLED TO ORDER**

At 7:00PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Hedrick, Councilmember Kristovich, Councilmember Huson and Councilmember Jensen. Councilmember Syler was excused. Following the flag salute, Councilmember Hedrick moved to approve the Agenda, with a second from Councilmember Kristovich, passed 4-0.

**MINUTES** - Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of March 21, 2023. Councilmember Jensen requested an amendment to correct a typo under Business - RES 765, first sentence. With a second from Councilmember Kristovich, the Minutes of March 21, 2023, as amended, passed 4-0.

**STAFF REPORT** – Nothing at this time.

**GENERAL PUBLIC COMMENTS** –

Gina Bruce – Was concerned that she was unable to get a library card in Tacoma and wanted to know why.

**BUSINESS** –

**City of Ruston Planning Director – Special Presentation of the Comprehensive Plan and City Vision** – Planning Director Rob White presented. See attached.

**Council Meeting of May 2, 2023 – Canceled** - Mayor Hopkins would not be in attendance and City Clerk would be out of town. Mayor Hopkins noted there would be no business at that time and recommended canceling the council meeting. Councilmember Hedrick moved to cancel the Council Meeting of May 2, 2023, with a second from Councilmember Kristovich, passed 4-0.

**CLAIMS & PAYROLL** – Councilmember Hedrick moved to approve Claims for April 4, 2023 and Payroll for April 5, 2023, with a second from Councilmember Kristovich, passed 4-0.

**MAYOR'S TIME** – Mayor Hopkins gave an update on the Rust Way Phase 2 project and wanted to thank residents for their feedback. The City was looking into the development of a program which would provide guidelines for those who require financial assistance. Mayor Hopkins would be working with the Council to discuss possibilities. Mayor Hopkins explained that the need for undergrounding was to ensure that electricity stayed online. He used the ice storms in Texas and the loss of power, during their recent winter months, as an example. Their overhead poles were encased in ice and the electrical system went down with many residents without power for weeks.

Mayor Hopkins noted that the Baltimore Street project had been completed. Mayor Hopkins addressed Ms. Bruce's concern regarding a library card and explained that Ruston residents could get a library card, however, they would need to pay for it. If the City provided library card services, there would be an increase in property tax. Mayor Hopkins noted the developer was working on a new EIS which would address the new density and traffic conditions and noted that the general public would have the opportunity to comment on the new EIS once it is prepared.

**Councilmember Hedrick** – Was happy to see the Baltimore Street project completed. Councilmember Hedrick shared that he had mailed a letter to Pierce County Assessor Mike Lonergan regarding the devaluation of nine parcels at the development. Councilmember Hedrick noted that he would provide an update to council once Pierce County Assessor Lonergan responds.

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

**Councilmember Syler** – Was excused.

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

**Councilmember Jensen** – Thanked City Planning Director Rob White for presenting at tonight's council meeting. It was great preparation when holding the Council Retreat on May 16, 2023, as well, when holding TIP discussions in July.

**MEETING AJOURNED** – At 7:50PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Kristovich, passed 4-0.

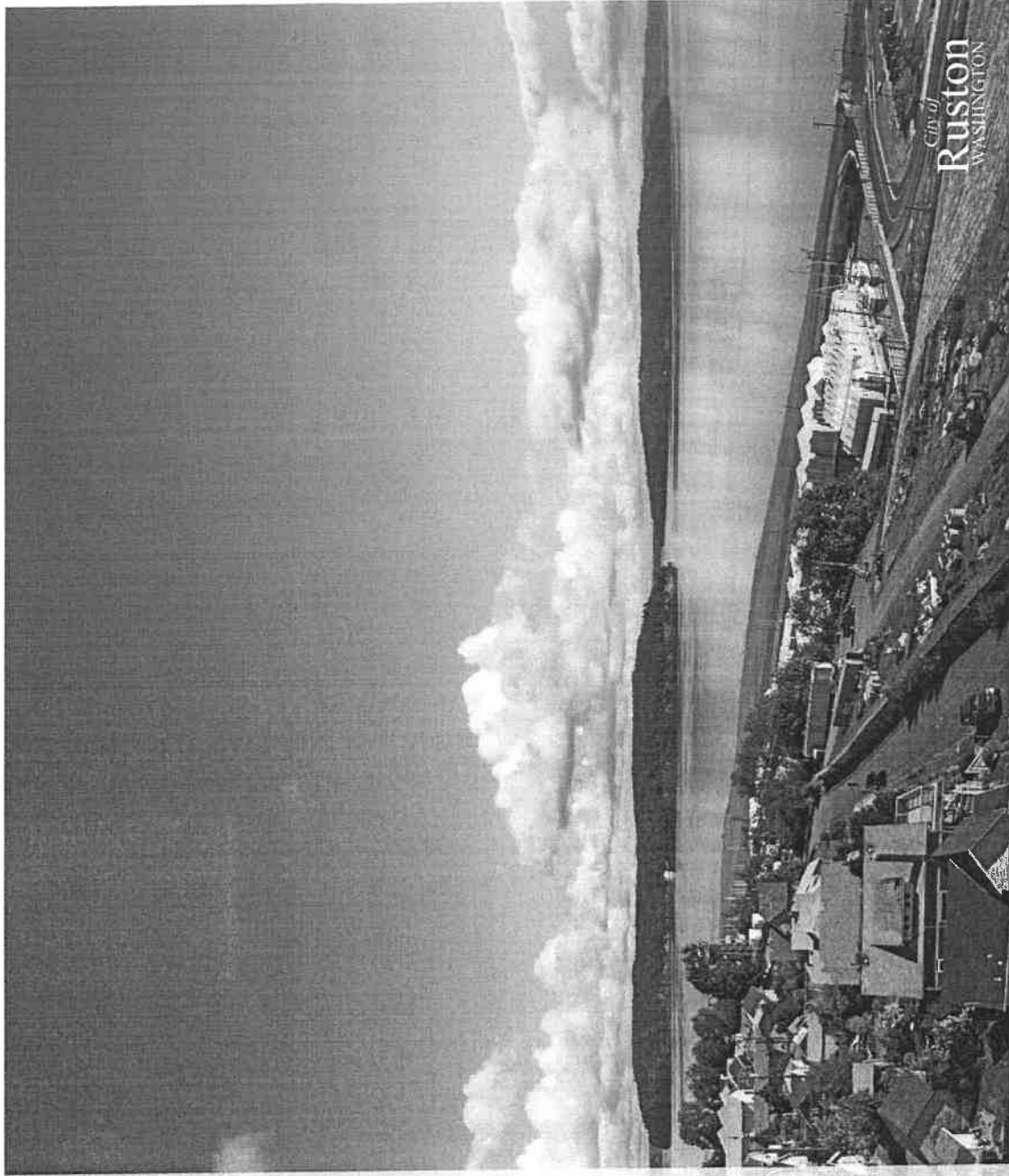
  
\_\_\_\_\_  
Mayor Bruce Hopkins

ATTEST:

  
\_\_\_\_\_  
Judy Grams

# Community Development Update

April 2023



City of  
**Ruston**  
WASHINGTON

# Ruston's Future Vision Statement

## **Comprehensive Plan, Chapter 2**

Ruston is an economically vibrant, environmentally healthy, and sustainable City with a rich history and unique character. Ruston is a good steward of its community treasures and pictures itself as a "town on the edge of the bay." Sweeping views of Puget Sound, the Olympic Mountains and Mount Rainier are enjoyed from protected view corridors throughout the neighborhoods and commercial areas. Future Vision

Pedestrians and bicyclists enjoy a thoroughfare system that is multimodal throughout the City, along the shores of Commencement Bay, and linked to City parks and nearby Point Defiance Park. Pearl Street, 51st Street, and Ruston Way are gateways to Ruston, offering a variety of commercial and residential uses. The community has placed a high value on pedestrian dominated thoroughfares which is also reflected in the quantity and location of auto parking throughout the City. Mass transit and light rail serve Ruston and its transit-oriented development. Ruston remains a primarily residential community with a strong and vibrant commercial core. The urban core hosts a majority of the City's businesses which are architecturally and functionally integrated well with existing structures and uses. Residential neighborhood character has remained constant with mostly traditional arts and crafts style homes that offer porches or other amenities oriented toward the street and garages accessed from alleys.

New development is mainly infill, achieved through subdivision, live-work units, or accessory dwelling units. Multifamily development is located in targeted areas, largely in the urban core and architecturally integrated with existing neighborhood character and uses. The City has utilized opportunities for advances in technology, supporting and enabling residents to "live, work, play" in Ruston. Civic buildings and public gathering places are located near Winnifred Street and 51st Street, the heart of Ruston. The community, working with the City has realized civic development opportunities and pursued funding for various public projects and amenities. The City of Ruston utilizes its resources in a fashion that creates a sustainable City for future generations. Ruston continues to cooperate with the Environmental Protection Agency and Washington Department of Ecology in cleaning-up the former ASARCO site and resulting pollution left by the smelting industry.

# Ruston's Future Vision Statement Highlights

Small Town Feel

Primarily Residential

Very Walkable

Fiscally Balanced

Safe

View Preservation

Adequate Services & Utilities

Environmentally Healthy

Traditional Architectural Style

Front Porches & Commercial to Sidewalk

Parking Behind or Under Buildings

Live-Work-Play



# Ruston's Comprehensive Planning History

2003 Ruston  
Comprehensive  
Plan

2015 Ruston  
Comprehensive  
Plan Update  

- 19 Public Meetings  
(Including Zoning  
Updates)

2023 Ruston  
Comprehensive  
Plan Update  

- 4 Public Meetings To  
Date

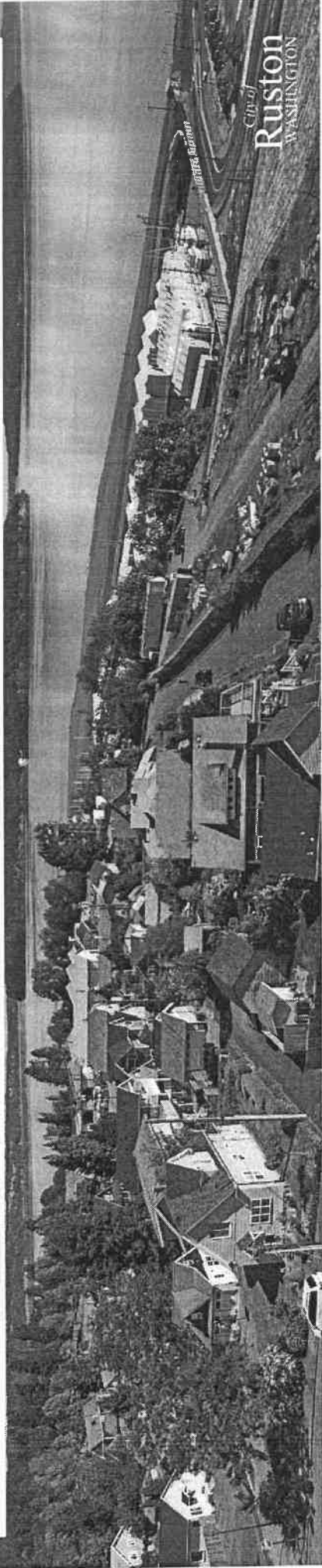
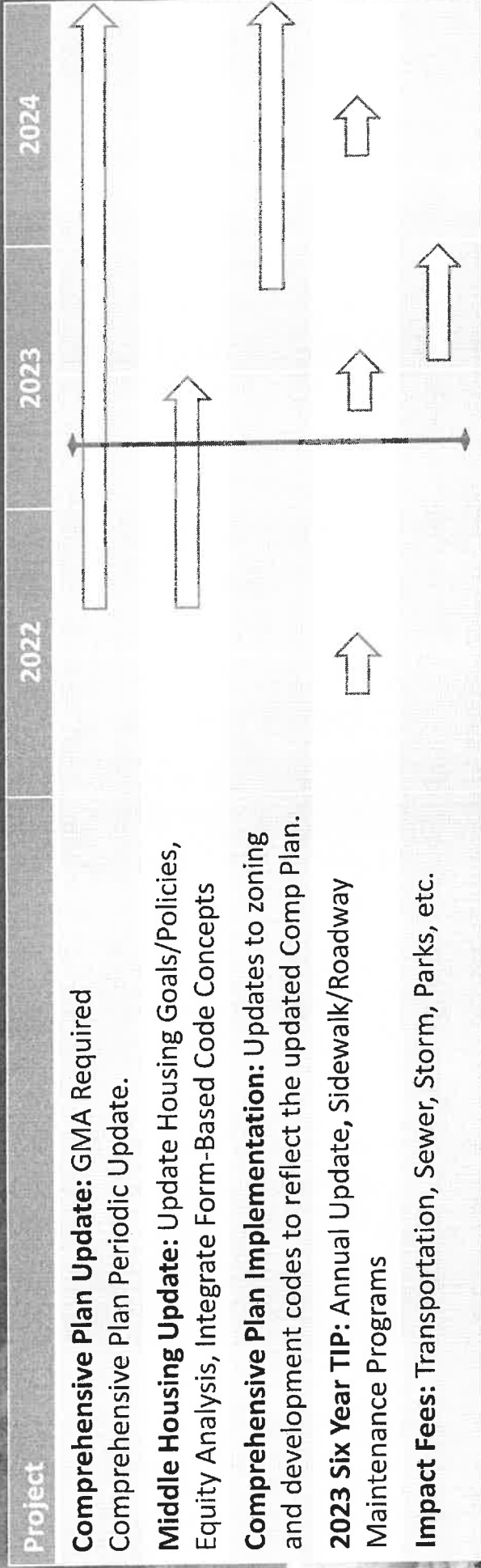
# Comprehensive Plan Update Status

Chapter	Review Status			Chapter	Review Status		
	Staff	PC	Council		Staff	PC	Council
1 - Introduction		Nov '22		Appendix A - Land Use Designations Map		Apr-May	
2 - Vision, Goals and Framework		Dec '22		Appendix B - Six-Year TIP			
3 - Community Character		Mar-Apr		Appendix C - Point Ruston SEIS			
4 - Land Use		Apr-May		Appendix D - Buildable Lands Analysis		Apr-May	
5 - Housing		May-Jun		Appendix E - Shoreline Jurisdiction Map			
6 - Economic Vitality				Appendix F - Critical Areas Map			
7 - Transportation				Appendix G - Walkability Index Data Sheet			
8 - Utilities				Appendix H - Report on Housing Equity		May-Jun	
9 - Capital Facilities				Appendix I - Parking Inventory and Analysis		May-Jun	
10 - Participation, Implementation and Evaluation							
11 - Shoreline Master Program							

Not Started
  In Review
  Draft Ready for Public Hearing
  Completed



# Long-Range Planning Timeline





# Current Development Highlights

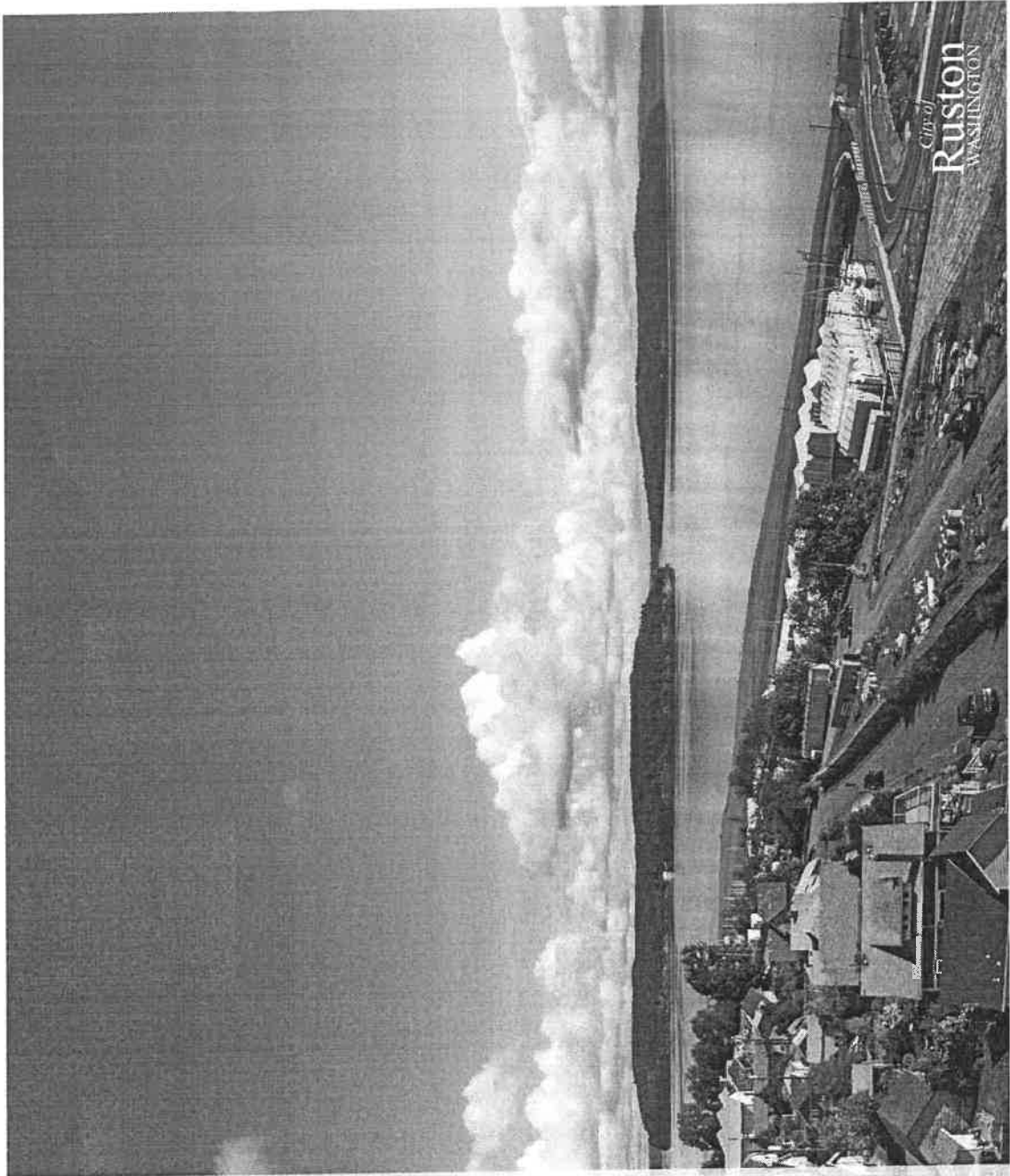
Project	SEPA	SPR	Permits	Construction	Occupancy
<b>Carriage House Mixed Use</b> 5121 N Pearl Street	✓	✓	✓	✓	✓
<b>Building 11A - Ruston Market</b> 5101 Ruston Way	✓	✓	✓	✓	✓
<b>Bennett Street Live/Work Units</b> 5123 N Bennett Street	✓	✓	✓	✓	✓
<b>Building 9 - Mixed Use</b> 5101 Ruston Way	✓	✓	✓	✓	✓
<b>Building 11B - Mixed Use</b> 5101 Ruston Way	✓	✓	✓	✓	✓
<b>Building 16 - Mixed Use</b> 5101 Ruston Way	✓	✓	✓	✓	✓



# Grant Pipeline Update

Grant	Amount	Prep	Submit	Award	Design	Bid	Construction	Complete
TIB: Complete Streets 51 <sup>st</sup> /Winnifred	\$250K	→	→	→	→	→	→	→
TIB: 53 <sup>rd</sup> Street Repaving Project	\$645K	→	→	→	→	→	→	→
TIB: 52 <sup>nd</sup> Street Repaving Project	\$569K	→	→	→	→	→	→	→
TIB: Chip Seal/Signs Program	\$187K	→	→	→	→	→	→	→
AWC: 49 <sup>th</sup> Street Sidewalk Repairs	\$5K	→	→	→	→	→	→	→
AWC: Winnifred St Sidewalk Repairs	\$5K	→	→	→	→	→	→	→
Ecology: Pearl St Storm Water Project	\$112K	→	→	→	→	→	→	→
TIB: Park Ave Repaving/Signs/Lighting	\$629K	→	→	→	→	→	→	→
TIB: Court Street Chip Seal/Signs	\$55K	→	→	→	→	→	→	→
Commerce: Middle Housing Grant	\$60K	→	→	→	→	→	→	→
Commerce: Comp Plan Update	\$100K	→	→	→	→	→	→	→
<b>TOTAL GRANTS 2018-2023:</b>	<b>\$2.62M</b>							
EPA: Remediation Projects (2023-?)	Varies	↑						
TIB: Highland Repaving/Lighting (2023)	\$750K	↑						

# Community Development Update



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