

MARYSVILLE CITY COUNCIL WORK SESSION

August 18, 2003

7:00 p.m.

City Hall

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Mayor David Weiser called the August 18, 2003 Work Session of the Marysville City Council to order at 7:00 p.m. He then led those present in the Pledge of Allegiance.

ROLL CALL

Finance Director Sandy Langdon called the roll. The following councilmembers and staff members were in attendance:

Council: Mayor David Weiser, Mayor Pro Tem Mike Leighan, Councilmembers Jon Nehring, Jeff Seibert, Suzanne Smith, and Lisa Vares.

Staff: Grant Weed, City Attorney; Jim Owens, Public Works Director; Sandy Langdon, Finance Director; Gloria Hirashima, Community Development Director; Kevin Nielsen, City Engineer; Randy Brower, Program Engineer, Surface Water; Jeff Massie, Assistant City Engineer; and Greg Corn, Fire Chief.

Mayor Weiser noted the excused absence of Councilmembers Donna Wright and John Soriano. He then mentioned that there was one real estate item to be discussed in Executive Session.

COMMITTEE REPORTS

Councilmember Suzanne Smith reported on the **Park Board** meeting. They had discussed:

- A request they had received for a Youth Peace Park Memorial Plaque.
- The new refund policy.
- The Gellerson donation of \$144,000. They are compiling a list of possible uses. The Parks Board will be discussing it further.
- The DOE permit for the waterfront project; the Corps of Army Engineers will be next.
- A sponsor for \$5,000 for Music at the Park.
- A Senior Lunch at Jennings Park on August 20 at 11:30 a.m.

Councilmember Jon Nehring gave an update on the **Library Board**. They are putting together a budget packet. There will be a public meeting on the library levy on Oct. 6th at 4:00 p.m.

Councilmember Lisa Vares reviewed the **Public Works** meeting. She noted that the remodel is almost done except the awning out front. They discussed possible reorganization changes. They also discussed proposals for the regional detention project.

CONSENT**C. Approval of New Liquor License for Marysville Tobacco Bar.**

There were no comments or questions on this item.

D. Authorize Mayor to Sign Distribution Easement; Snohomish County PUD #1.

There were no comments or questions on this item.

REVIEW BIDS**A. Wastewater Treatment Plant Upgrade and Expansion Phase II.**

Councilmember Jeff Seibert asked about a possible typo or error on the bid for an amount, which seemed too low. Assistant City Engineer Jeff Massie indicated that they would check on that.

City Engineer Kevin Nielsen explained that this bid was mainly for maintenance buildings; a lab; and sand structures. There was discussion about whether the full 10% management reserve was necessary on such a large amount. It was agreed that 5% would be acceptable.

CURRENT BUSINESS**A. Economic Development Land Use & Permitting Committee Recommendations.**

Community Development Director Gloria Hirashima explained that this was what the co-chairs of the Economic Development Land Use and Permitting Committee had presented to Council at the Joint meeting. Councilmember Nehring commended this committee for being very active. He commented that he would like to see the follow-up report cards consolidated into a quarterly report to Council. He also had some questions about the specifics of staff accountability and the merit system. Ms. Hirashima explained that they are establishing their measures. They are mainly using the model permit process to determine the turnaround time. They will be monitoring the progress for each type of process. Also, the department has installed new permitting software, which allows them to track staff time on each project.

Councilmember Nehring then referred to page 6, #11 which lists three methods to encourage community development. He asked if these were proposals that will be put forward to Council. Ms. Hirashima responded that the first method is completed; the other two will require Council action. Councilmember Vares had some comments regarding those last two items. She encouraged them to focus on new development zones and somehow giving those areas priority permit status. She suggested also looking at the

SEPA thresholds in those areas. She concluded by stating that she really hoped that they focused on commercial.

Councilmember Seibert commented that they are discussing discounts and environmental reviews for certain areas. Councilmember Mike Leighan concurred and added that this is a new area with new zones. They have discussed creating incentives that will be beneficial to a certain type of business, which they hope to encourage (i.e. retail as opposed to warehouse). Mayor Weiser agreed that the benefits have to benefit the type of businesses that will bring tax revenue to the City.

Councilmember Smith said she had mixed feelings about the discounts, especially the traffic discounts, on the City's already overburdened road system. She felt it would just create a bottleneck with traffic where no one will want to come. She urged them to keep that balance in mind as they try to give discounts. She asked if there might be other ways to benefit the businesses.

Councilmember Seibert spoke to the incentives. He said they were specifically identifying the downtown area, which would typically have smaller businesses and would not cause a strain on the traffic situation. He also discussed the payoff of what you are giving out to what you are getting back. He noted that the revenue would be going into the general fund.

There was then discussion about whether a developer could pay extra to expedite the process. Ms. Hirashima indicated that they are working on that.

Councilmember Nehring said that he likes the solution-oriented nature of the recommendation. He then suggested being proactive in customer service in order to foster an attitude of cooperation with the business community. There was some discussion about customer service expectations. Ms. Hirashima stated that they have started doing "complete" checks at the counter. She added that even if an application is complete there are sometimes additional studies/reports that might be needed.

B. Planning Commission Recommendation on Opiate Substitute Treatment Program Facilities (OSTPF) Draft Ordinance PA 0304013.

Ms. Hirashima introduced this topic by explaining that the Planning Commission held two workshops and a public hearing on this subject. DSHS also came and gave a presentation, which answered many of the questions/concerns that the Commission members had. They recommended that the Opiate Substitution Treatment Program Facilities (OSTPF's) be a subcategory to Health Services within the permitted use matrix. This type of facility would be permitted outright in both commercial and industrial zones, and would be subject to specific development conditions. Ms. Hirashima then outlined those conditions. Next she reviewed the spectrum of options available to the Council.

Councilmember Nehring asked why they did not want to make this hard to site. Ms. Hirashima stated that the Planning Commission felt this was providing a positive service to the community. They saw it as a successful way to get heroin addicts back on their feet and back in society. Ms. Hirashima stated that she had relayed to the Planning Commission that there was concern about this issue by the Council. However, the more they read and learned about the topic, the more accepting they became of the idea. There had initially been a lot of concern, and they had been looking for negatives, but as the discussion evolved the comfort level of the Planning Commission had raised greatly.

Councilmember Seibert asked if the recommendation by the Commission would protect child-sensitive businesses from being located next to an OSTPF, as this had been the Council's original concern. Ms. Hirashima said it would not.

Councilmember Vares felt the information they had received showed all of the benefit and none of the cost. She shared that her husband had received three calls recently regarding methadone treatment patients. She was very concerned with the proposed zoning recommendation. She recommended classifying this as a Hard to Place Facility. Councilmember Leighan asked if language could be put in that would cover places where children are likely to assemble. Ms. Hirashima replied that it would need to specifically list those places. She explained the difficulty in doing this and how this would restrict the ability to site a clinic. She noted that Everett had opted to allow these clinics in their downtown hospitals. Lynnwood is still looking at allowing as a permitted or conditional use. She said it's being handled in different ways in different communities.

City Attorney Grant Weed commented that Council has the authority to make changes to the Planning Commission's recommendation, but might need to extend the moratorium if more time is needed.

Councilmember Vares added that she could think of several items for the list such as educational facilities; movie theaters; bowling alleys; restaurants; parks; libraries; etc. She said the list would be very long. She added that she hopes that Council will not consider General Commercial or Community Business. Councilmember Seibert stated that Essential Public Facilities would give the City more control in order to make sure that it could be sited. Ms. Vares suggested making it less visible to the community, yet near public transportation. She added that it was not her intent to keep it out of Marysville altogether, but she wants control over the location. Councilmember Seibert asked about moving this to Light Industrial zoning, which would not have the proximity to children. Ms. Hirashima responded that they would limit it to LI and GI zones and also permit with Essential Public Facilities in certain areas.

Councilman Leighan asked about having DSHS address some of the issues raised by Councilmember Vares. Councilmember Seibert asked if the fire department would have records about the number of meth patients that they treat. Fire Chief Corn stated that they would not have complete information about that, but there is a possibility that the hospital might have it.

There was no further discussion on this topic.

NEW BUSINESS

A. Supplemental Agreement No. 10 for State Avenue (116th-136th Street N.E.) Improvement Project; Skillings-Connolly, Inc.

Public Works Director Jim Owens explained that this is just an extension of the length of the contract.

B. Interlocal Agreement for Joint Operation of Fire & Emergency Medical Protection Facilities; Snohomish County Fire District #12.

Fire Chief Greg Corn explained that one of the changes was in governance. The makeup of the board of directors is changing to accommodate the merge of Fire Districts 12 and 20. He addressed the situation of a temporary imbalance on the boards as they merge. There was some discussion about the City annexing areas and how this affects the fire districts. Chief Corn then explained that another change is in the budget. They will now submit an estimate of expenditures in October and will send the final budget for review to Council later.

C. Rezone, Preliminary Plat, and Utilization of Density Incentives for Parkside Way; PA0302005.

There were no comments or questions regarding this item.

ORDINANCES & RESOLUTIONS

A. An Ordinance of the City of Marysville Adopting the Stormwater Comprehensive Plan.

There were no comments or questions regarding this item.

B. An Ordinance of the City of Marysville Adopting Stormwater Rates.

There were no comments or questions regarding this item.

C. An Ordinance of the City of Marysville Adopting the North Marysville/Lakewood Sub-Area Plan.

There were no comments or questions regarding this item.

D. An Ordinance of the City of Marysville, Washington Amending Section(s) 19.06.050A, Adding a Footnote 16 to 19.06.050B Related to Opiate Substitution Treatment Program Facilities and Adding a New Section 19.06.364 Opiate Substitution Treatment Facility.

There was no further discussion regarding this item.

INFORMATION ITEMS

A. Mayor's Business

Mayor Weiser had no comment.

B. Staff Business

Sandy Langdon reminded Council that there would be a Finance Committee meeting on Thursday morning.

Jim Owens extended his thanks to Grant Weed for helping with the Storm water ordinances.

Gloria Hirashima mentioned that the City of Edmonds has discussed making PRD's not rezones, but as a density incentive. She wanted to let Council know that the option was out there.

Grant Weed added that he had two additional matters (pending litigation) for the Executive Session as well as the one real estate matter mentioned by Mayor Weiser.

C. Call on Councilmembers

Jeff Seibert recommended thanking the Tulalip Tribes for their contribution of \$50,000 received from Tribal Gaming Impact Funds.

Jon Nehring had no comment.

Suzanne Smith had some questions about the State Avenue project. Jim Owens answered those to her satisfaction.

Lisa Vares had no comment.

Mike Leighan asked about a sidewalk issue the City was having with a contractor. Jim Owens updated Council on the status of the issue.

ADJOURNMENT

The regular session of the Marysville City Council Work Session was adjourned into Executive Session at 8:35 p.m.

EXECUTIVE SESSION

City Council convened in Executive Session at 8:40 p.m.; discussed one potential litigation issue and one real estate matter; reconvened into Regular Session at 9:30 p.m.; took no further action and adjourned.

Approved this 25th day of August, 2003.

David Weiser
Mayor
David Weiser

Gerry Becker
City Clerk
Gerry Becker

Laurie Hugdahl
Recording Secretary
Laurie Hugdahl