

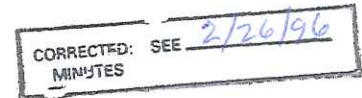
MARYSVILLE CITY COUNCIL SPECIAL MEETING

February 20, 1996

6:30 p.m.

Council Chambers

Present: Mayor Dave Weiser
 Councilmembers:
 Ken Baxter
 Donna Wright, Mayor Pro Tem
 Donna Pedersen
 Otto Herman
 Mike Leighan
 John Myers
 Shirley Bartholomew
 Administrative Staff:
 Dave Zabell, City Administrator
 Gloria Hirashima, City Planner
 Wanda Iverson, Recording Secretary

CALL TO ORDER:

Mayor Weiser called the meeting to order at 6:30 p.m. and led us in the flag salute.

ROLL CALL:

City Administrator Zabell called the roll with all present/absent as indicated above.

PUBLIC HEARING:

1. Continuation of Public Hearing concerning Adoption of Marysville Comprehensive Plan.

Mayor Weiser noted this continuation is to review all the changes; the Planning Commission has put together all these requests in written form for the Council to review, along with staff recommendations. He noted public testimony has been closed, however, Council may reopen.

He referred to the First Request concerning the area south of 100th between 51st and 67th Av. (Moskeland & Anderson) which is requested to be changed from Single Family Medium Density (4-5 du/ac) to Single Family, High Density Residential (5-7 du/ac).

Councilmember Herman thanked staff for all their organization and efforts in compiling packets of change requests to the Comp Plan.

City Planner Hirashima noted the map that was passed out was incorrect. She noted staff is recommending amendment to Single Family Residential, High Density; 7200 sq. ft. lots would be allowed which is higher than Single Family Medium Density. She explained there is a difference in the county zoning in that the

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City's medium density is 4-5 du/ac (8400 to 9600 sq.ft.lots) whereas the county's range would be 4-6 du/ac which would allow 7200 to 9600 sq. ft. lots. She added that in general this area is flat, developed subdivisions surrounding, however there are some drainage concerns which the Planning Commission did discuss regarding the portions that were in the county originally.

Councilmember Herman asked if there are sufficient policies in place to adequately deal with the drainage issues. City Planner Hirashima said yes, there are.

Councilmember Herman asked if the subject property is surrounded by 7200 sq. ft. lots and City Planner Hirashima stated yes. She noted some lots have been developed according to lot size averaging policies and she pointed out the proximity of Kellogg Marsh (Robinett subdivision).

Councilmember Leighan asked about the whole immediate area and City Planner Hirashima reviewed specific pages in the Comprehensive Plan.

Councilmember Leighan asked about extending south to 95th but not to include Mother Nature's Window. Discussion followed about squaring off boundaries.

Councilmember Pedersen moved and Councilmember Bartholomew seconded to comply with the request and square off boundaries up to the corner of 100th & 67th with the SFH density (5-7 du/ac). Passed unanimously.

Requests 2 & 3:

City Planner Hirashima reviewed the requests, noting the first is requesting change from Mixed Use to Single Family Residential, Medium Density and the second is to change from Mixed Use to Community Commercial.

Councilmember Herman clarified that the Van Dyke request is for a residual parcel and City Planner Hirashima gave some history about the LaVigne/Community Commercial request. She noted there has been considerable discussion on this, some concern regarding the gateway appearance to the City, concern about flow on 88th and the Planning Commission included policy concerning signage, etc. She said it is believed Mixed Use designation would be better suited to the area and Planning Staff Recommendation is to retain the Planning Commission recommendation for Mixed Use for the area. She referred to the commercial section of the Comp Plan and there was discussion regarding WSDOT requirements, accesses, funding of a light at the interesection, concerns about depth of lots.

City Planner Hirashima stated Mixed Use was actually a compromise between residential and commercial.

CORRECTED: SEE 2-26-96
MINUTES insert

Councilmember Herman said he would like to see all property owners in this area participate in the funding of the light and that there be restriction of access. commercial
from 36th Avenue.

City Planner Hirashima noted there is a limitation with regard to parcel depth because of Quil Ceda Creek and bridge constraints; the Planning Commission's fear was to replicate the situation at 4th & State, she said.

Councilmember Herman said he is not opposed to Community Commercial unless they can't meet the access restrictions at 36th.

Councilmember Bartholomew asked about freeway service zone designation and City Planner Hirashima stated the City has freeway service zone already designated along 4th St. however this Comprehensive Plan eliminates Freeway Service Zone as the Planning Commission was very concerned about gateway appearance, eg. service stations.

There was discussion about needing to attract business to Marysville to provide service, 116th zoning of Business Park and Community Commercial (which is more inclusive than Freeway Service Zone), signage might be more restrictive, north side of 88th is also zoned Community Commercial, Marysville would rather have people come in off the freeway vs going to the west side, eliminating right turn only lanes, access restrictions, traffic light being part of the WSDOT future plan.

Councilmember Herman said with joint access from 36th and funding for the light, he would be in favor of requests 2 & 3.

Councilmember Herman then turned this into a motion, with Councilmember Myers seconding.

There was further discussion; Councilmember Pedersen said she would like to see both corners the same, i.e. both Community Commercial or both Single Family Residential, Medium Density.

Councilmember Herman said he would like to see Marysville's land use plan so that there is no access onto 88th here so as not to create the same mess as we have at 4th; access would be restricted to 36th.

Councilmember Baxter noted that by retaining the single family zoning and restricting access a hardship would be created. He

said he thinks the traffic issues should be kept separate from land use.

There was further discussion about General Commercial zoning, multiple ownership of lots accessing 36th, this would not be a major problem to have all parcels accessing 36th.

Councilmember Herman changed his motion and Councilmember Myers seconded to allow Request #3 to go to Community Commercial to the east of 36th, with the same provisions regarding access and participation in the light at the intersection. It was noted this is 3 to 3-1/2 acres. The motion was defeated 5-2 with Councilmembers Baxter and Bartholomew against.

CORRECTED: SEE 2/26/96
MINUTES s/b passed

Councilmember Herman then moved and Councilmember Myers seconded to retain as designated in the Interim Comp Plan (SFM) including the sliver parcel adjacent to I-5. There was more discussion about Community Commercial and this motion was defeated 4-3 with Councilmembers Pedersen, Bartholomew, Wright and Baxter against.

City Planner Hirashima noted the Planning Commission recommendation is Mixed Use and there was discussion about area wide rezoning, the sliver to be left Single Family Medium Density, the same access requirements to and from 36th.

Councilmember Leighan moved to change the sliver to SFM and the parcel to the east Community Commercial with the same access requirements on both the north and south sides of 88th. Councilmember Herman seconded and this motion was defeated 4-3 with Councilmembers Pedersen, Baxter, Myers and Bartholomew against.

Councilmember Pedersen then moved and Councilmember Bartholomew seconded to change the southeast and southwest corner of 36th & 88th to Community Commercial with the same access requirements as surrounding properties. This motion passed 5-2 with Councilmembers Herman and Leighan against.

City Planner Hirashima asked about access and signage recommendations made by the Planning Commission and the consensus was to accept these.

Request 4 - Richards (South of Windsor Square):

Councilmember Pedersen moved and Councilmember Herman seconded to change to Multifamily High Density. Passed unanimously.

Request 5 - Aldridge:

City Planner Hirashima reviewed maps and request. It was noted this project is about two-thirds built out at 9600 to 12,500 sq. ft. lots, is on septic currently and some units are on wells. Future development would require sewers, she noted.

There was discussion about the sewer line needed to bring in sewer to the subject property, surrounding property, putting a street through, stub out to the west, what it would take to bring sewer in to Aldreidge's property, more feasible to go up 60th as it is not deep enough on 67th.

Councilmember Baxter moved to grant the request east of 60th Dr. NE, north of Grove St., south of 88th St. NE to Single Family Residential High Density. Councilmember Bartholomew seconded and the motion passed unanimously.

Planning Commission Requests:

City Planner Hirashima noted these have all been reviewed by Council and it's recommended that they be approved/denied as set forth by the Planning Commission.

Councilmember Pedersen asked about Tom King property and all neighborhood commercial property criteria and standards, especially with regard to limiting to two gas pumps. She said she felt that should be a business decision, for example.

Councilmember Bartholomew said she had some concerns about limiting hours of business operations and Councilmember Herman asked about other businesses not having to meet requirements.

City Planner Hirashima said these are guidelines for new businesses in primarily residential areas. Currently, people have the expectation of a residential use and so the use needs to be limited as opposed to a commercial/regional services area where a different use is expected, she said. She gave examples of Neighborhood Commercial use as Hunter's Store, Strand's Boulevard Grocery and the Jackpot at the corner of SR 528 & 47th. She said people have concerns about scale of operation and that was the intention and perhaps the Comp Plan could go higher on the number of gas pumps but in the Neighborhood Commercial zoning, the business is going to be next to residential.

There was discussion about limiting operations, whether this is a Council decision or the business', guidelines that would be more practical, neighborhood is going to determine hours of operation,

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size of property is probably going to limit operations.

City Planner Hirashima gave some examples of size: Jackpot complex on 528 & 47th is about 1-1/2 acres and includes the vet clinic, chiropractor, grocery and gas station.

There was more discussion about hours of operation, location of small service stations, insurance, cost of operations, ecology requirements, putting gas stations in residential or commercial areas, pump restriction, recap of Neighborhood Commercial uses (delis, video stores, convenience stores, shoe repair, small gas station if it's a secondary use). It was noted the intention is to encourage a range of uses/services.

There was more discussion about survivability of small businesses in Neighborhood Commercial zoning, variances being allowed, elimination of square footage limitation and number of stores in the Comp Plan, noise problems.

Councilmember Myers moved and Councilmember Bartholomew seconded to eliminate "and limited to two gas pumps" in the "Changed to" column of the Tom King request and to also eliminate the second "ADD" on the next page (Page 8). Passed unanimously.

It was noted the intent here was to eliminate any reference to the hours of operation also.

Councilmember Myers then moved to approve the rest of the Planning Commission recommendations for changes/denials as set forth except for the Neighborhood Commercial section as just passed. Councilmember Bartholomew seconded and the motion passed unanimously.

Councilmember Herman asked about the North Sub Area Plan status and what the boundaries are and where the consultants are on this.

City Planner Hirashima stated the boundaries are north of 116th right now, how far north depends on the Arlington Annexation and Marysville's area may have to be scaled back to 152nd. She noted the boundaries have definitely changed.

CORRECTED: SEE 2/26/96
 MINUTES s/b environmental

Councilmember Herman asked about the environmental review and City Planner Hirashima said the Interim Comp Plan and Transportation Plan were included; there have not been any significant changes to land use however there was an addendum done to the EIS. She added the north sub area may warrant more review. Some other changes that have to be included in the Comp Plan are the Dept. of Community Development comments which are editing changes only, clarifying some of the terms and sentences, the City's land

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capacity analysis to be added to the appendix, terms to be defined, illustrative diagrams to be added to the appendix.

She noted on page 1-8 the criteria for annexation is outdated (1989) and parts should be stricken. It was the consensus of Council to strike two sentences regarding priorities but leave in Urban Growth Area.

On page 10-19 and 10-21 there are references to RUSA under the Water Plan which are probably premature, she noted.

Councilmember Bartholomew moved and Councilmember Leighan seconded to accept the recommendations regarding page 1-8 and 10-19 & 10-21 above and to add changes made on the McConnell-Burke report (DCD). Passed unanimously.

City Planner Hirashima indicated the final Comp Plan with an ordinance prepared by the City Attorney will be brought back to Council as per tonight's special meeting.

Councilmember Herman moved to extend the gratitude of Council to current and past Planning Commissioners and staff who worked on the Comp Plan over the last eight years by way of a letter to all. Councilmember Bartholomew seconded and the motion passed unanimously.

ADJOURNMENT: 8:25 p.m.

Accepted this 26th day of February, 1996.

David Weiser
 MAYOR

Mary A. Swenson
 CITY CLERK

Standa R. Swenson
 RECORDING SECRETARY