

MINUTES RECAP

MARYSVILLE CITY COUNCIL MEETING MAY 11, 1992

CALL TO ORDER: 7:00 p.m.

ROLL CALL: All present

MINUTES OF PREVIOUS MEETING: 5/4/92 Approved

STAFF'S BUSINESS:

MAYOR'S BUSINESS: (See Current Business)

CALL ON COUNCILMEMBERS:

AUDIENCE PARTICIPATION: Anna Calkins

PRESENTATION: None

PETITIONS & COMMUNICATIONS: None

PUBLIC HEARINGS: None

CONSENT AGENDA:

1. 5/11/92 Claims - \$1,214,295.75 & Payroll - \$413,190.17 Approved
2. Acceptance of Grove St. Improvement Project 47th - 51st #91-03 Approved

REVIEW BIDS:

1. WWTF Improvements - Effluent Piping, Outfall & Diffuser Approved - General Const.

CURRENT BUSINESS:

1. Hrg. Examiner Recommendation - CUP - Msvl. School District Approved/Affirmed
2. Revised Site Plan - Edwards Mayor auth. to sign
3. Model Land Capacity Analysis Project; cont. from 4/6 & 4/13 Continued
4. Jubie 10% Annexation - Cont. from 4/27/92 Approved/Combined w/Ray Annexation
5. Mayor's Veto of Ord. 1889 Overridden

NEW BUSINESS:

1. Broadcasting Radio Station KSER on Msvl. Community TV Trial of 1 month
2. Interlocal Agreement Regarding Paine Field Expansion Information Only
3. Proposed Growth Management Interlocal Agreement between Msvl., Arlington & Snohomish County Continued
4. Brookwood Heights Park - Utilization of Parks Mitigation Funds Approved

ORDINANCES & RESOLUTIONS:

1. Resolution waiving bidding requirement for Vector Unit Res. 1546 Approved
2. Res. granting utility variance for Henry Cook Property Res. 1547 Approved

LEGAL MATTERS:

1. Barron Maintenance Agreement Mayor auth. to sign
2. Ground Lease near Sunnyside Well Continued

ADJOURNMENT: 11:47 PM

MARYSVILLE CITY COUNCIL MINUTES

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7:00 p.m.

Council Chambers

Present: Dave Weiser, Mayor
Councilmembers:
 Donna Pedersen, Mayor Pro Tem
 Dave McGee
 John Myers
 Ken Baxter (7:35 p.m.)
 Donna Wright
 Mike Leighan
 Otto Herman

CORRECTED: SEE 5/26/92
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Administrative Staff:

John Garner, City Administrator
 Grant Weed, City Attorney
 Phil Dexter, City Clerk/Finance Director
 Steve Bennett, Senior Planner
 Eric Thompson, Associate Planner
 Dave Zabell, Public Works Director
 Jim Ballew, Parks & Recreation Director
 Roger Kelley, Community Information Officer
 Wanda Iverson, Recording Secretary

CALL TO ORDER:

Mayor Weiser called the meeting to order at 7:00 p.m. and led the flag salute.

ROLL CALL:

Finance Director/City Clerk Dexter called the roll with all members present/absent as indicated above.

MINUTES OF PREVIOUS MEETING:

Councilor Wright noted that she abstained from voting on the ordinance rezoning property owned by the Housing Authority of Snohomish County - Ordinance #1889. (page 6 of the 5/4/92 minutes)

Councilor Herman explained that on page 3, second full paragraph, that he had an opportunity of riding with the police officer, vs. temporary police duty and on page 5, he said he would be inclined to remand the matter "to the Hearing Examiner."

Councilor McGee moved and Councilor Pedersen seconded to approve the 5/4/92 City Council minutes as corrected. Passed.

STAFF'S BUSINESS:

Finance Director Dexter reported updates for the code books have been received and will be distributed within the next couple days to the Council.

City Administrator Garner reminded everyone of the Navy Information Committee meeting tomorrow at 10 AM in the Police Conference Room; Quil Ceda Annexation Boundary Review Board public hearing tomorrow night; final 3 positions for the dispatch staff will be filled soon; Mayor's Advisory Committee to meet 5/19 at Noon; last City Council meeting in May will be held on Tues. May 26th because of the Memorial Day Holiday; Steve Bryant has been hired in the Streets Dept.; Towns & Cities meeting at the end of the month at the Tulalip Inn (Marysville hosting).

Public Works Director Zabell reported on the BOD and suspended solids at the Waste Water Treatment Facility and he noted we are well under the maximum. He reported also he received a copy of a letter from Mr. Peterson (owner of Burger King) to DOT but DOT has responded that it's not a viable option. He noted that the Down-

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town Merchants Assn. will be organizing meetings soon with regard to this and will be coming before City Council on this issue again.

He reported that the Utilities Supt. position is being advertised at this time.

MAYOR'S BUSINESS & AUDIENCE PARTICIPATION - Deferred until later.

CALL ON COUNCILMEMBERS:

Councilor McGee asked about the Parkside Committee and Mayor Weiser said he would be making final appointments next week.

Councilor Myers reported he participated in a Marysville Hitathon fund raiser recently.

Councilor Pedersen reminded everyone of the 6:30 PM tour tomorrow of Dispatch in conjunction with the Fire Board Meeting. She asked about the Library Building Committee and it was noted that City Administrator Garner is to check into this further and let her know.

Councilor Herman asked about the Planning Commission Comp Plan public hearings.

Sr. Planner Bennett stated they have not been set yet because the Sensitive Areas Ordinance meetings have taken priority but they hope to have community meetings for the Comp Plan Update probably in June.

CONSENT AGENDA:

1. **5/11/92 Claims in the amount of \$1,214,295.75 and Payroll Checks in the amount of \$413,190.17.**

Councilor McGee moved and Councilor Herman seconded to approve Consent Agenda Item 1. Passed.

2. **Acceptance of Grove St. Improvement Project; 47th-51st Av. NE; Contract 91-03.**

Public Works Director Zabell said in addition to the information on the agenda bill, he would note that the Public Works Dept. is completing reimbursement forms for a Public Works Trust Fund Loan, to be paid over the next 20 years on this project.

Councilor Pedersen moved and Councilor Myers seconded to approve/accept Consent Agenda Item 2. Passed.

REVIEW BIDS:

1. **Wastewater Treatment Plan Improvements - Effluent Piping, Outfall and Diffuser.**

Public Works Director Zabell reviewed the letter received from Hammond, Collier & Wade regarding the four bids received, the lowest of which was from General Construction, in the amount of \$860,812.00. He talked about the different alternatives that were reviewed: open French construction, horizontal boring, etc. and noted the credentials of the low bidder were all checked out OK. Staff recommends going with the low bidder, General Construction for \$860,812 plus tax.

Councilor Pedersen moved and Councilor Wright seconded to award the bid to General Construction as per staff recommendation.

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Councilor Herman asked if the contractor is in agreement with staff's understanding of the project.

Ron McCrea, representing General Construction Co., addressed Council and said they have no problems with the contract after having reviewed it with staff.

The motion passed.

CURRENT BUSINESS:

1. Hearing Examiner's Recommendation; Conditional Use Permit; Marysville School District #25; PA 9201002.

Associate Planner Thompson explained the Hearing Examiner has recommended approval of a conditional use permit to construct an elementary school of approximately 46,000 s.f. on 11.09 acres, for 500 students grades K-5 and 45 staff members. The site is located on the north side of 64th St. NE, approx. 200 yards west of 67th Av. NE. A public hearing was held on April 23, 1992 and testimony was received from city staff, the applicant and affected property owners. Section III of the Hearing Examiner report sets forth 9 conditions of approval. No appeals to the decision were submitted during the 14 day appeal period, he reported. He noted that staff recommends that the Council affirm the Hearing Examiner decision to approve the conditional use permit however there have been two minor changes on the site since the Hearing Examiner's report: the number of parking places has been increased from 92 to 150 and the detention pond has been slightly enlarged.

Councilor Wright asked about a bike lane, not included in the Hearing Examiner's recommendations.

Public Works Director Zabell explained that 64th will be widened to 56' ultimately and in the interim will probably be 3 lanes. He said it should be noted that the bike lane would be temporary unless there is further widening of the road when 5 lanes is required but noted historically, additional right of way is very difficult to obtain here.

Councilor Pedersen noted that while she encourages people to use their bikes in lieu of vehicles, this is a K-5 school and she said she would not encourage use of bikes on 64th by the children and Public Works Director Zabell agreed.

Councilor Wright said she would like to see at least pedestrian access into the school yard, however and Public Works Director Zabell pointed out there is a sidewalk on the entire north side of 64th to 67th.

Ward Sayles, 5605 70th NE, address Council, representing the school district and he put up a site plan on the wall. He pointed out where the sidewalk would be, that there is approx. 6 acres between the school site and Parkview Estates, showed where Mrs. Holman's property adjoins on the north, showed where the proposed jogging and walking path will be put in, soccer/playing fields, detention pond, etc. and he mentioned an easement that they are working on for pedestrian access also.

Councilor Myers moved and Councilor McGee seconded to affirm/approve the Hearing Examiner's recommendation for a Conditional Use Permit for the school including findings, conclusions and conditions, as per staff recommendations. Passed.

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2. Revised Site Plan; Dennis Edwards; PA 9104020.

Associate Planner Thompson referred to the agenda bill, noting staff has reviewed the revised binding site plan and found it to be in conformance with the requirements of Title 19 MMC and the Hearing Examiner's decision. He stated staff recommends Council approval with Conditions 1-3 and 6-9.

Councilor Herman clarified where the parking lot now is, noting there are larger setbacks and a slightly smaller building and Associate Planner Thompson confirmed this.

Councilor Myers asked about the parking requirements and Associate Planner Thompson stated the requirement is 1.5 stalls per unit for multi-family, which the applicant is meeting.

Bill Roberts, 4210 76th St. NE, representing Mr. Edwards, made himself available to Council for any questions.

Councilor Pedersen moved and Councilor McGee seconded to approve the rezone as per staff recommendation and including the Hearing Examiner's conditions 1-3 and 6-9, and authorizing the mayor to sign off the revised site plan. Passed.

3. Model Land Capacity Analysis Project; Continued from April 6 & 13, 1992 meetings.

Sr. Planner Bennett referred to the draft in the packets, noting it should have been entitled "Work Program/Land Capacity Analysis" and he noted the budget comes out around \$15,000 including staff participation. He stated he spoke with Dan Flynn and Mr. Flynn's comments on funding were that the sooner the City gets the agreement signed, the more likely we are to get 100% funding, so it is recommended the Council and City move expeditiously on the program, he said.

Councilor Pedersen asked about the inclusion of interns at \$10 per hour and Sr. Planner Bennett stated that was only a guesstimate by the consultant and it's possible the City may be just given an intern to use by DCD.

Councilor Herman pointed out that he sees an extreme need to support the City from the private sector and hiring of the interns should be at the sole discretion of the City.

Sr. Planner Bennett stated another area where the City may want to devote more time and effort is with the Traffic Advisory Committee and Councilor Herman said he agrees. He added that if someone is going to grant the City money they should know how it's to be spent, but not necessarily have the say in the makeup of all the committees. He said he would not want any appearance of dealing behind closed doors or special interest groups and if that were the case, he would vote against the proposition.

Councilor Wright pointed out that this agreement is all in line with what the state has laid out but Councilor Herman argued that he would want to make sure there is an appearance of fairness with no outside interference. (Consensus)

Sr. Planner Bennett will bring back a final agreement before Council.

Councilor Baxter arrived: 7:35 PM

CORRECTED: SEE 5/26/92 MINUTES

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4. Jubie 10% Annexation; PA 9204014; Continued from April 27, 1992 meeting.

Sr. Planner Bennett reviewed an overhead showing the Ray & Jubie proposed annexation areas. He noted that the Jubie proposal has 12% of the assessed value in favor so far, Ray has 80%, with the combination proposed annexation coming to 17% of the assessed value being in favor of annexation.

Councilor Herman asked about previous information that Jubie had 62% and Sr. Planner Bennett stated that was incorrect information. He added that the Planning Dept. has since spoken with Mr. Jubie and he is interested in having the two annexations combined but there has been no response from Mr. Ray as yet.

Bill Roberts, 4129 76th St. NE, representing Mr. Jubie, addressed Council. He stated Mr. Jubie is in favor of the combination annexation and feels he has about 50% so far. Mr. Roberts asked if the annexation would include the adjoining streets.

Councilor Herman asked if inclusion of the streets would make a difference with regard to mitigation and Mr. Roberts said the Marysville taxpayer could be more interested in annexing if they knew their tax dollar would go toward the street adjacent to their property. The vacant piece of property on the map, it was noted, is owned by Mr. Jubie and he has an approved binding site plan with the county for 80 units which he could develop if the annexation does not go through. Mr. Roberts said he feels the area would support that kind of land use.

Scott Ray, 4630 85th Pl. NE, addressed Council, noting he owns Lot 6. He said he has no problem with Jubie's adding to the Ray annexation but Ray has 80%, Jubie has only something in the teens. Mr. Ray said he doesn't mind, as long as there's no delay because of the Jubie annexation and the people who Ray signed up didn't know about this. He added that his (Ray's) is a real "clean deal"; he doesn't know about Jubie's deal but he doesn't mind helping him out with this.

Mayor Weiser explained about going out for a 60% petition once the 10% petition is approved and Mr. Ray said he has already done that.

City Attorney Weed stated that actually, the 10% must be approved first and then by law you must wait to go back out for the 60% petition, once the 10% is approved.

Mr. Ray said he had no problem with that.

There were no comments from the audience.

Councilor Wright said she thinks it commendable that they have so many people wanting to come into the City.

Councilor Myers asked about the whole street being annexed in and Sr. Planner Bennett said yes, that's usually the practice.

Councilor Myers moved to accept the 10% petition and establish the annexation boundaries, combining the two annexations and including the adjoining streets: 84th, 85th & 47th. The annexation would also include acceptance of the city's bonded indebtedness and the county comp plan designation. Councilor Wright seconded and the motion passed unanimously.

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5. Housing Authority of Snohomish County Rezone - Mayor's Veto of Ordinance #1889.

Councilor Wright stated that Gary Wright Realty has a financial interest and therefore stepped down.

Mayor Weiser outlined his concerns as per his May 8, 1992, which he said he wished to make part of the record. He said he has a problem with the multi family rezone designation and feels this would be sending a signal that the City will not be following the current Comp Plan.

Councilor Pedersen disclosed that she has received several phone calls regarding this but has not made any decision based on comments made to her.

Councilors Leighan, Herman, McGeen, Myers and Baxter echoed her comments, noting they had all been contacted regarding this issue.

City Attorney Weed asked if these contacts would cause any of the Councilmembers to make an unfair decision and he noted this is not a quasi judicial matter, however if any of the discussions would prevent the Councilmembers from being fair and impartial, they should disclose this. There was no response from any of the Councilmembers. City Attorney Weed explained the Mayor does have authority to veto an ordinance within 10 days of passage and it takes a majority of Council (5) to override his veto in order for the ordinance to pass, in which case the ordinance would then be valid 5 days from publication. If not overridden, he explained the options would be to take no further action, remand the matter back to the Hearing Examiner or set a public hearing before Council. If the veto becomes effective, the matter is pup to the Council, he said, as it would have been before having gone to the Hearing Examiner. He stated this is not a public hearing, however it would be appropriate to take public testimony if Council wishes.

Mayor Weiser outlined procedures and stated there would be a 5 minutes time limit for public testimony.

Councilors Pedersen, Leighan and Myers all stated that they would like to hear public comments and that was the consensus.

Barry Becker, Snohomish County Housing Authority, addressed Council and stated he appreciated this opportunity to address the matter. He stated he was very surprised to hear of this action after all the effort they had put forth. He said he does understand Mayor Weiser's concerns, he understands the Mayor is in favor of low income housing, but has a major concern with the Comp Plan, as he said, the Housing Authority does. He noted that the Comp Plan is key to any land use decisions but the only vehicle the City has on the books right now is the PRD ordinance which wouldn't yield the density to put 28 units on the property, would not work with the topography, wetlands "kissing" the site, second growth timber on and near the site, he said. He pointed out that the rezone was to develop the site in a sensitive manner and they wished to retain a residential character for the project and even though it is rezoned multifamily, the project has a binding site plan which would lock in the residential character of the duplexes; he said they respect the raising of the issue, but feel it was reviewed carefully by the hearing examiner and the City Council and feel the project meets the spirit of the Comp Plan and he said he would encourage the Council to reconsider. He added that time is a critical factor and they would appreciate Council's early consideration of this matter.

CORRECTED: SEE 5/26/92 MINUTES

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Councilor Pedersen asked if the original plan was for 36 units and Mr. Becker said it was but they changed it to 28 on 5 acres, which is less than the 6 du/ac that the Comp Plan would allow.

Councilor Baxter asked about average income of the families and also if the Housing Authority had any other completed projects such as this.

Mr. Becker said Mr. Holt could better address the issue of average income and as far as completed projects in the area, he said they have a duplex project like the proposed one for Marysville at 612 Center Rd. in Everett which is called "Centerwood". He stated the one proposed for Marysville is even more elaborate and picturesque.

Councilor Leighan asked if there are site managers and Mr. Becker said no, they have a keyholder and try to stick to smaller projects, so they retain the residential character, as opposed to a larger development or mobile home tract.

Councilor Pedersen referred to the fact that the site plan is site specific and noted the Hearing Examiner indicated more units would be allowed. She asked if the next purchaser would be bound by the site specific plan and City Attorney Weed said no, it would be between the applicant and the City and if the ordinance does pass, the land would remain at multifamily, subject to conditions of the Comp Plan.

Sr. Planner Bennett added there would have to be another public hearing for new purchasers who wished a rezone.

Steven Holt, Executive Director of the Housing Authority, addressed Council and explained that as a government agency, there are more factors involved here; that they would be interested in a public housing cooperative with regard to occupancy, rent collection, no junk cars, etc. He said they want to be a good neighbor and they do have a income limit of \$21,000 per family, with the average being about \$17,000. He pointed out that this is not real low income public housing and proceeded to explain their self-sufficiency program which encourages people to get off public assistance and move out of the public housing. He noted that the City and the Housing Authority both have the same concerns with the Comp Plan and with the federal funding, they had to go with the multifamily approach but their intent is for 28 duplexes only under a site specific binding site plan.

Councilor Baxter asked if there would be any welfare money and Mr. Holt said yes, about 40 to 53% are on welfare, 94% of the households they serve are a woman with kids, trying to improve their education and get off public housing.

Councilor Pedersen asked if 100% of the families are enrolled in the retraining/education/job training program and Mr. Holt said yes, at least one member from each family. He apologized for not bringing this information up before.

Councilor Baxter asked how many of these persons are going to be unmarried couples and Mr. Holt said their definition of family allows for 2 adults as long as the children belong to both--the children would have to have at least one of the adults as parents. He added that he would not be in this profession if he did not believe in how it works--smaller projects such as this encourage retraining, he pointed out and he noted they have projects such as this in Lynnwood, Mountlake Terrace, Snohomish, Lake Stevens and he encouraged the Council to speak with the mayors of those cities

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to see how the Housing Authority conducts itself and maintains the low income projects in those cities.

Councilor Herman asked about a veto override time limit and City Attorney Weed said there is none.

Tom Williams, Administrator of the Grace Academy, 11815 44th Av. NE, Lake Stevens, addressed Council. He stated he has been involved with the Snohomish County Housing Authority since the beginning and they have been consistent with everything that they have talked about and he said he too was surprised with the hearing tonight. He said the binding site plan is exactly that--this is a unique site and he said he feels the housing authority has done an excellent job in dealing with the unique property and lessening impact to the neighborhood. He concluded they would like to see a decision arrived at tonight.

Gary Wright, owner of Gary Wright Realty, 5533 Parkside Dr., Marysville, addressed Council, noting that the Grace Baptist Church is a client of his. He stated he urges the overriding of the mayor's veto of the ordinance. Marysville is one of the few cities that goes beyond lip service for the low income people and other issues, he said, and in this case, a professional hearing examiner was hired and made the recommendation for the rezone, the City Council voted unanimously to affirm that decision, there is a mandate of the Growth Management Act regarding Urban Growth Boundaries and acceptance of growth and the density issue is really a non-issue, he said, because it would be no greater than for single family residences with the PRD process. If the mayor's philosophy is that duplexes and multifamily housing should be in the core of the City, he said he disagrees; that he feels multifamily should be interspersed throughout the community so as not to have all the lower income in one "depressed" area. He added that the Comp Plan is antiquated--it's pre-Hewlett Packard, it's pre-Navy Homeport and Marysville keeps hearing about the Comp Plan but it has little reality to Marysville left. In summary, he stated the use of the property now as rezoned is needed--the density is not going to overburden the area, it's more environmentally sensitive to use duplexes than to make separate building lots and it's not significantly higher in density. He said he would encourage overriding the veto for the sake of low income housing.

Councilor Baxter asked what Mr. Wright's ideas were for the un-buildable property and Mr. Wright said he believe it should be left in its natural state, rather than creating a park out of it that the City would have to maintain.

Councilor Herman said he understands the proponent would retain ownership and so maintenance of any open space would be the housing authority's responsibility.

City Attorney Weed agreed that would certainly be a protection for the City.

Brownwyn Thomas, 14528 Timberbrook Dr., Marysville, addressed Council. She stated she is an employee of Gary Wright Realty and hopes to be able to qualify for housing in this development. She explained she is a graduate of the self-sufficiency program, she has 5 children and is a single parent. She said she helps others as an alumni of the self-sufficiency program and would hope that those picked for the housing would have a track record for good credit, etc. and they would make good neighbors. She pointed out that the type of people that live in these low income housing units are just ordinary people.

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Tom Nielson, 7016 89th Pl. NE, addressed Council and stated he is opposed to the project. He gave his reasons as the logging truck traffic up and down Getchell Hill, pedestrian traffic being very difficult; he pointed out that sidewalks are not going to help the site distance problem. He noted that is a prime real estate area and if low income housing is put in on that hillside, he said he feels the City may be setting a dangerous precedent--with the golf course, ag land surrounding, for example, and he said he doesn't feel low income housing is compatible. He said he understood the head of the Marysville Planning Commission didn't even know about this situation and he pointed out that sewers, water, schools, police, fire are all maxed out and with this type of housing, people need to be closer to services such as bus lines, stores and putting it in a rural area makes no sense, he said. He concluded that the Comp Plan was developed in the interest of this City.

Joffrey Prine, 3629 Sunnyside, addressed Council, noting he works in Seattle and chose to live in Marysville. He asked what we are doing to our people--he said he used to get \$42 every 2 weeks in the Navy, now he sees this as "splitting" the community and he said Marysville has a problem not supporting and uplifting these low income people. He said he chose not to live in Seattle because of what they do to people down there and he has a daughter who lives in one of the duplexes in Lake Stevens, government subsidized and it's beautiful, well maintained and very nice, he said.

Kevin Waycaster, 6225 67th Av. NE, addressed Council and said he felt it really important for integration of the community--multi-family, single family, the welfare cycle needs to be broken and he said he thinks that the responsibility of City Council to help.

Rusty Devereaux, 53rd, addressed the Council. He pointed this is and it isn't a land issue. He said he lives in Meadow Green and there is a family right across the road from him who is on welfare. He noted that these people are just like everyone else and pointed out that we have stellar programs all over, interspersed all over the county and the housing authority has success stories all over the county and he said he would ask the Council, "What more do you want?" This is a win-win situation, he said, and added he doesn't understand why there's a problem. He noted they may be setting a precedent by vetoing the ordinance, but this plan will have a positive effect and there have been several professionals who have recommended approval of the project.

Councilor Herman clarified that he was referring to the type of people who are going to move in as not being a land use issue, however he said he recognizes the importance of the public input on these issues.

Dale Bowen, 13115 60th Dr. NE, addressed Council and stated he also works in Seattle and likes living in Marysville. Its a good place to raise a family, he said, and wanted to comment on the non-married couples comment. He noted this is becoming predominant in low income housing however, this is a good family environment. He stated he is a single provider, his wife doesn't work and it's hard but these 28 families need to be located in a good environment, near other successful families, a church, models of good family life and he said he thinks Marysville has to approve this. He said he thinks this project is an image that can uplift Marysville and Marysville has a chance to help change these people. He said he felt they should be located away from the center of town, next to people who are working and it's important to allow these people to "blend in" and help them get out of the mold they are in. He said he encourages the mix.

When asked, Mr. Bowen responded that he has only lived in Marysville a few months--they came here from Boise and Everett. He said they like Marysville because the people are "down home" and caring people.

Councilor Baxter pointed out that in his 21 years on the Council, they have had to make some tough decisions, ask some pointed questions, and sometimes are not too popular but the Council must be doing something right because they keep hearing a lot of people who say they like Marysville and he said it's the City's caring that attracts people.

Jim Poyner, 16632 91st Av. NE, Arlington, addressed Council. He noted that the process of getting anything passed is very expensive and involves a lot of time and energy and he would hate to see Marysville lose a program that's potentially very good for the community. He said he would encourage the Council to consider the message they are sending to the housing authority.

Councilor Baxter said he hoped they are sending the message that the Council is extremely careful of what they do.

Michael Ransborough, 7211 66th NE, addressed Council and said as far as setting a precedent, the Council would be setting a precedent if they vetoed the ordinance. He pointed out the City has controlled growth, the project has been scaled down to 28 units. He said he has been "down and out" and anything that would help people out of this situation would be good. He also noted that the image of public housing is improving and he would strongly urge Council to pass this rezone ordinance.

Clare Nielson, 7618 89th Pl. NE, addressed Council, noting this is in her back yard. She said they moved here because it was "country" from Seattle and now she is going to have low income housing next to her again. She said she is not against low income housing (she was there once, too, she said), but she does not want it in her back yard. They are building next to her right now and she already hears all the noise--music, traffic, etc., she said. She added that Getchell Hill is very dangerous--trucks can't brake and she can't ride her bike in Marysville at all. She also noted that the single parent who testified earlier (Mrs. Thomas) has 5 children and she questioned that many people living in one unit. She said that's really crowded and the road's really dangerous for children, anyway. She asked if the development was going to be fenced and she said she hopes and prays that the Council does not override the veto.

Larry Trivett, 7604 83rd Avenue NE, addressed Council. He said he found out about this in the newspaper, is not for or against and doesn't think the issue is who will be living there. The issue is the Comp Plan land use zoning, he said, and once something does happen, there's a tendency for someone to use that against the City in the future. He pointed out that this could be made an exception with no multi-family allowed in the future. He also pointed out that there's no way you can stop on Getchell Hill and if the City does allow this development to go forth, he said he would like to make sure the City has a lot of street improvement because of the kids. He said he can't let his kids walk Getchell Hill and he has concerns and interests about multi-family and single family on the hillside. He noted he worked on the '78 Comp Plan and at that time the big issue was whether the area was going to be kept ag, he said and added that 12,500 s.f. lots and houses on the hill were not foreseen at that time. He said if Council approves this, he would make sure it's clear it's an exception, with sufficient off site improvements because these kids are going to be going to school, walking in the area and it's a very dangerous hill.

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There was no more public input and Mayor Weiser thanked everyone for their comments and respect for the various issues.

Councilor Herman pointed out that some significant issues have been raised by the Mayor in vetoing the ordinance--land use, changes since the '78 Comp Plan (although this is the plan that's in effect at this time); he pointed out that Council finalized a site plan tonight for another applicant where there was a slight change in the Comp Plan and probably the same concerns can be raised on both developments, but on this issue, the Hearing Examiner referred to density, he said. He asked if it works out to 5.6 du/ac and asked about existing Comp Plan zoning.

Sr. Planner Bennett stated it is RR 9600 with 6 du/ac allowed under the existing Comp Plan designation.

Councilor Herman referred to the Hearing Examiner's recommendation, noting the development is in scale with single family structures and designed with the least impact on single family surrounding housing. He said he felt Council has had some compelling testimony regarding need and need to intersperse low income housing and would like to find a way to approve the binding site plan for the project.

Councilor Pedersen stated the major concern, she felt, was with the message Council is sending and she said she feels we have an opportunity to make this an exception and let the record stand as not precedent setting, that it is not the intent that other multi-family units be put in there--the decision would be based on the need for this type of housing. She added she doesn't want to send a message for multifamily but a message of fulfilling a need in the community.

Councilor Baxter asked if anyone else has seen one of these projects (Councilor Myers said he had), adding that he has not and he doesn't want to vote until he does and said he feels the housing authority can go with single family, utilizing existing zoning and still end up with the same number of units.

Councilor Myers said he didn't believe density is a problem.

Mayor Weiser explained duplexes are considered single family but the problem is changing the Comp Plan to multifamily. He said he understands the problem with the slopes and doesn't want the intent perceived as getting around this with the use of duplexes.

Councilor Baxter asked about the binding site plan being transferrable and Sr. Planner Bennett said no, they would have to go through the process again.

Councilor Pedersen noted the fear could be that it would run with the land but with the protection of a limited number of units, eg., by the Hearing Examiner, she said she felt Council should consider Growth Management Act issues and mandates and she added that if Council puts the right message in the meeting minutes, she thinks it would be clear that it's an exception.

There was discussion regarding precedent setting, special circumstances, revisiting of the Comp Plan, what happens to the land if sold.

City Attorney Weed said the land would remain in the same mode, if sold, unless changed by the Council.

Councilor Herman said he thinks the Council should make it clear that this zoning would be for this particular project alone.

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Councilor Leighan asked if that could be made a condition of approval and City Attorney Weed said it could be, but he would prefer to revise the ordinance language.

Councilor Pedersen asked if that could be done without another public hearing and City Attorney Weed said it could be.

Councilor Myers moved to override the Mayor's vetoing of Ordinance 1889, with findings that the property is suitable for the land use and the need is there for the low income housing, and to continue with the project as planned. Councilor Herman seconded the motion and a roll call vote was taken, revealing that all Councilors were in favor except for Councilor Baxter. Motion passed 5-1.

Councilor Pedersen complimented the people who are going to be residents of the new facility.

Councilor Herman moved to direct the City Attorney to redraft the ordinance with language that would allow reverting back to the original Comp Plan should the action in question not take place. Councilor Myers seconded and the motion passed.

AUDIENCE PARTICIPATION FOR NON-AGENDA ITEMS:

Anna Calkins, owner of Calkins & Johnson, Accounting & Tax, 1513 10th St., addressed Council and handed out a letter and some exhibits to Council. Her letter and complaint concern State Farm's sign obscuring vision and she explained that George Pepelnjak went out and attached 2 more boards to his sign to make it look like it is attached to the building. She referred to the sign ordinance and noted that signs that create a safety hazard are not allowed. She noted that the Police Chief concurs with her opinion that State Farm's sign obscures vision and she showed the Council some photos to prove her point. She explained that a couple of weeks ago, she almost hit a little boy because of the problem and asked for Council's help in averting an accident that's waiting to happen. She noted his sign is right up to the property line, or at least within inches and asked Council if this is worth an accident. She pointed out that there are 2 schools within blocks and kids along 10th St. all the time. She said she was told the City was going to send out another letter to George.

Sr. Planner Bennett stated one of the options is for him to move part of the sign up or possibly moving it back, but the Planning Dept. will try and send him a letter this week, he said.

NEW BUSINESS:

1. Broadcasting Radio Station KSER on Marysville Community T.V. Channel 18.

Community Information Officer Kelley referred to the information in the packets and said since 1987, Marysville Community TV has contracted with A&I for the background music but they have increased their rates 3 times in 4 years. In looking into other options for audio, he said \$65 to \$70 (what A&I wants) is actually appropriate but another alternative is to allow a non-profit radio station such as KSER to broadcast over Channel 18, with no charge to the City. He noted that KSER is interested, the signals have now tested out for broadcast on FM, so the committee recommends music from KSER, however there would be some time not covered during the 24 hours a day that Channel 18 is on, but there are some other options for that, he said.

CORRECTED: SEE 5/26/92 MINUTES

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Mayor Weiser asked what the viewer would see if nothing is broadcast on Channel 18 and Community Information Officer Kelley explained it would be static. He noted that \$720 has been budgeted yearly for the music for Channel 18 and the committee is recommending buying equipment and using what's left over to subsidize Channel 18.

There was discussion about "no cost" to the City, TCI bills, whether or not to have music at all, no cost radio station, A&I 3 year agreement, advertising.

Nancy Keith, Station Manager of SKER, 148th & Hwy. 99, Lynnwood, addressed Council and stated KSER would like to develop the capability to help cities cover certain community events. She said they are a non-commercial station--something like how radio used to be--and have a wide range of public affairs and music, supported by the Jack Straw Foundation, listener supported and they are one of 700 public radio stations in the United States today. She explained they use volunteers and have only been on the air one year and four months, having already attracted about 350 voluntary contributions even though statistics say it takes two years of listening before people will start sending money, she said. She noted they have a staff of five people and have affiliations with the BBC, CBC and national programs and services.

Councilor Wright said her concern is with local control and said in reviewing the public affairs topics, noted programs dealing with gays and lesbians, as well as other very controversial topics and asked if Marysville would have any control over that.

Ms. Keith pointed out that those topics only come up once a month but Councilor Wright said she would like to see topics where moral values can be a model for our children and asked again about our having any control over the programming.

Ms. Keith noted there are many other programs that get people thinking about whether or not taxpayer money should be used for funding the National Foundation of the Arts, for example. She said there is a wide array of view points and there are a variety of opinions--KSER merely provides the forum for people to be heard.

Councilor Herman said he would assume controversial topics are presented to help people think, with no conclusions presented and Ms. Keith said yes, they like to think KSER's audience is curious, intelligent, tolerant and they provide their audience with a wide range of intelligent discourse. She commented on the same type of discourse she heard earlier regarding the low income housing.

Councilor Baxter noted that if programming concerning gays and lesbians is for intelligent people, then he would choose to remain stupid, because he just does not believe these topics are necessary in this community.

Councilor Leighan admitted this subject came up at the TV Advisory Committee meeting and he pointed out that it is the viewer's choice as to whether or not they want to listen.

Councilor Baxter argued that he didn't think discussions about sex are appropriate on a radio station/TV channel that's trying to inform the community of what is going on in that community.

Councilor Herman stated that it's obvious that if we don't want controversy, we don't want this radio station.

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Ms. Keith agreed, stating that KSER can a lot of times be a "foreground" station rather than a "background" one and Councilor Herman pointed out that the City has some dollar and time restraints, too.

Councilor Myer said he would like a possible trial of the radio station and he asked if the signal is strong enough for Marysville.

Ms. Keith said some people have trouble receiving KSER in Everett but Community Information Officer Kelley stated the signal is strong enough for Marysville.

Councilor Baxter pointed out that there have been many discussions in the past about what was to go on the air and with a long contract, you don't know what's going to happen--no contract is even worse, he said.

Councilor Herman said he would like to try it for 3 months at the expiration of the current contract and Councilor Myers agreed.

Councilor McGee stated most of the items are very good programming and Councilor Baxter asked about who would control what goes on the air.

Councilor Leighan pointed out that the FCC does that and Councilor Myers pointed out that it means \$70 per month to A&I versus zero with KSER. Councilor Leighan pointed out that 3 years ago, it was only \$20 a month and now it's up to \$70 per month.

Councilor Wright asked if it would block out videos such as the Strawberry Festival Royalty Pageant and Community Information Officer Kelley said no, they would turn off the background when the videos run.

Councilor Leighan presented a recent Everett Community College publication in which he noted they offer a lesbian workshop and he noted that this is a part of some communities. Councilor Baxter noted that doesn't make it right for Marysville.

Mayor Weiser asked about publication of KSER's program schedules and Ms. Keith said they come out once a month at the beginning of the month. She also noted that the programming is made up of 22% public affairs programming and 78% music and they just did a survey as far as who their listening audience is and out of 1500 people surveyed, the 35-49 age group is predominant with the second most predominant age group being 25-35 years of age.

Councilor Pedersen asked about sending it back to the committee with the committee possibly reviewing and Councilor Wright said she would like to know what the community thinks.

There was discussion about a trial on Channel 18, ability to broadcast right now, \$190 would improve the quality (antenna purchase), 24 hour Channel 18, news events could be broadcast.

Ms. Keith stated they would like to be able to cover community meetings, festivals, and she mentioned some of the variety of programs including classical music, historical houses, etc.

Councilor Herman moved to consider this for a short period of time effective 6/1/92 with some announcement seeking feedback with a decision the first meeting of July. (No second to the motion.)

Councilor Baxter suggested printing a list of programs in the Globe and/or on Channel 18 first.

Councilor Leighan asked about the licensure of the station and Ms. Keith said the license is held by the Jack Straw Foundation board and is served by an advisory council consisting of local representation and comprised of men and women from the local communities, for example, Bill Black of the Bureau of Indian Affairs.

Councilor Herman moved that as of 6/1/92 and without additional equipment, KSER be allowed to broadcast over Channel 18 with feed-back from the community to be considered at the first July City Council meeting. Councilor Leighan seconded the motion.

Councilor Pedersen said she would like to get the equipment and/or ask people what they feel about the change.

Community Information Officer Keley pointed out that the City has a newsletter coming out the first week of June and this item can be included in that.

A roll call vote was taken, revealing:

Councilor Herman - in favor	Councilor Baxter - against
Councilor Leighan - in favor	Councilor Myers - in favor
Councilor Wright - against	Councilor McGee - in favor
Councilor Pedersen - against	

Motion passed 4-3.

2. Interlocal Agreement Regarding Paine Field Expansion.

Mayor Weiser stated at the outset that he had thought several cities had approved this interlocal agreement, however he was in error and in fact, nobody has approved this agreement. Mukilteo is now suggesting support of SOC, a local group of citizens, to take over the issue, raising money, doing ads, public forums, lobbying against the Paine Field expansion, etc., he said.

Councilor Herman noted that he was one of the ones in favor of deleting Paine Field as a Snohomish County alternative but now he isn't sure that would be his choice and would support leaving the Paine Field issue in, however there are substantial financial issues also involved, he pointed out.

Mayor Weiser stated the SOC group is looking to raise \$250,000 to fight this legally and Councilor Herman said if they have some data for Marysville, he would be interested in their making a presentation at a City Council meeting.

Mayor Weiser noted there are some people in favor of a Snohomish County solution and others who don't want the expansion to occur in Snohomish County at all. It was the consensus to leave this issue up to the SOC group to handle.

3. Proposed Growth Management Interlocal Agreement between Marysville, Arlington and Snohomish County.

Sr. Planner Bennett explained that at the last meeting, there was a staff level discussion and it was apparent there was disagreement with the UGA boundaries. He noted that Exhibit 1 is based on a general agreement, modeled after an agreement that was developed in the southwest county and there is a Joint Comprehensive Plan Committee proposed as well as some interim annexation policies. The initial disagreement items are itemized in the packets, he stated and he showed a map depicting interim annexation boundaries which Arlington has now rejected, he said.

Councilor Herman asked what Arlington's concerns are and Sr. Plan-

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ner Bennett said Arlington feels too confined; the interim boundary doesn't give them much to expand into. He noted that the map of the interim annexation boundaries in the packet and the one on the board were developed by the County.

Councilor Herman asked about some of the boundaries and Sr. Planner Bennett explained that the agreement is trying to get away from specific boundaries. He pointed out interim growth area boundaries and noted the County hearing of 5/4 was continued to 5/18. He then referred to the Snohomish County Tomorrow Steering Committee Guidelines and reviewed the information regarding implementation of the State Growth Management Act.

Councilor Pedersen asked about giving authority to the county and she also noted they have come up with a proposed rate and a weighted voting method. She questioned their formula of one vote per 2500 of population.

Councilor McGee left Councilor Chambers at 10:45 PM and returned at 10:48 PM.

City Attorney Weed stated the County is fairly accurately paraphrasing the statute and Mayor Weiser noted that the 1982 RUSA already defines Marysville's Urban Growth Area and the County seems inconsistent with regard to regular vs. irregular boundary requirements. He added there's nothing in the Growth Management Act that addresses Urban Growth Boundaries and the County wants to set them, with a moratorium until interim Urban Growth Boundaries are set.

Councilor Pedersen asked about the requirement for the "most recent data" collection and how that could be construed, as well as possibly costing extra time and money to the City. Sr. Planner Bennett said that's where the Model Land Capacity Analysis project would come in.

Mayor Weiser commented that the RUSA Committee came up with Hwy. 9 on the east, Soper Hill on the south, I-5 on the west and 152nd around Smokey Point on the north, following proposed 40th, with the area west of 40th, north of 152nd in a "joint area" as Urban Growth Area boundaries/RUSA boundaries and he stated the thought was to have public meetings with Smokey Point to see where and who they would like to be affiliated with.

Councilor Herman commented that that is a reasonable process for Smokey Point to decide where they want to fit in.

Bill Roberts addressed Council again, noting this was also discussed on the Planning Commission and he said he understood the Planning Commission was going to have an opportunity to comment on the interlocal agreement. He noted that some of the same comments came out at the Planning Commission as he is hearing tonight--that we should not have our hands tied by the County and the Planning Commission would still like the opportunity to discuss UGA boundaries but he noted the Council has a different draft agreement than the Planning Commission and that he would like the latest copy. (Councilor Baxter gave him his.)

Sr. Planner Bennett stated this could be put on the Planning Commission agenda for 5/19/92.

Hank Robinett, 41 North Ridge, Snohomish, addressed Council, noting they have been told that they could participate in this agreement and he said he hopes Marysville does stand up for its rights.

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Gary Petershagen, Belmark Industries, 505 Cedar, addressed Council and asked what happens if Arlington and Marysville do not agree on boundaries and Mayor Weiser explained there is a dispute resolution forum and failing that, the State DCD would arbitrate and/or decide, he said.

Mr. Petershagen asked what would happen if Marysville just turned their backs on this issue, because it seems like we are making an extra step, he said.

Councilor Baxter left Council Chambers at 10:57 PM.

Sr. Planner Bennett explained that is one of the options--for Marysville to just wait for the State to mandate what the Urban Growth Boundaries are to be, but he didn't think that was the preferred method.

Councilor Baxter returned to Council Chambers at 11:00 PM.

Bruce McKinnon, Belmark Industries, 505 Cedar, addressed Council, noting the key is Marysville's utilities. He noted that the county pulled on Marysville's RUSA boundaries and he asked if these boundaries were revised.

Mayor Weiser said the only extension of RUSA boundaries are with some annexations recently.

Mr. McKinnon asked whatever happened to the proposed expanded RUSA and he said that to him is the key, it's a major factor, it's mentioned in the Comp Plan, reflects in the Urban Growth Boundary.

Mayor Weiser stated the Urban Growth Boundary is actually population driven for the next 20 years and we don't know what those population projection figures are yet. As far as the "triangle" referred to, it was found that was not necessary at the present population densities, he said.

Councilor Baxter noted the utility boundaries and the Urban Growth Boundaries don't match and that's going to cause some headaches.

Mayor Weiser pointed out that all services need to be considered, not just utilities, as far as providing infrastructure for the whole area within the Urban Growth Boundary.

Mr. McKinnon noted that some cities don't have to deal with utilities but with Marysville, the Urban Growth Boundary and the RUSA boundaries, he feels, have to be the same and that's the key to the county dictating to the City, he concluded.

Councilor Baxter commented that urban growth rules that you can't just serve utilities and Mr. McKinnon argued that on the other side of the freeway, there are areas where Marysville has sewer lines only.

Mayor Weiser said it's very possible that area will stay in the county for the next 20 years, and not be included in Marysville's Urban Growth Boundary.

It was the consensus that the Council would send Sr. Planner Bennett their written comments regarding the Proposed Growth Management Interlocal Agreement between Marysville, Arlington and Snohomish County.

Jacob Neff, 3804 220th NW, Stanwood, addressed the Council, stating he owns property at 67th & 108th and they don't know what to do with it--subdivide??--annex??

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Robert Johnson, 3405 172nd St. NE, Arlington, addressed Council and asked who does the dictating--the city to the county or the county to the city. He said he understands it was supposed to start with the city and now it looks like it's turned around.

Mayor Weiser pointed out that Marysville doesn't have to agree with the county, we can go to arbitration.

Mr. Johnson said that on the west side of I-5, Marysville just has sewer, but no police or fire services.

Gloria Hirashima, Shockey & Associates, 2924 Colby, Everett, addressed Council and asked about the Urban Growth Boundary and the basis for Exhibit 1, land use designations depicted on the map.

Sr. Planner Bennett explained how he had developed the information.

Ms. Hirashima stated the county held a meeting last Monday on Urban Growth Boundaries and asked if the City of Marysville was represented.

Sr. Planner Bennett said there was quite a bit of public comment and the hearing was continued to next week. He stated he was there, had to leave early, but believes they are just getting public input on the interlocal agreements, general discussion for each of the various cities' agreements, he said. He noted that a lot of comments were from people who didn't want to be included in the Urban Growth Boundaries.

Ms. Hirashima said it looks like the county is expecting the City to send a draft to the county and then the county would comment and Sr. Planner Bennett agreed, stating the draft would be reviewed by the joint comp plan committee.

Ms. Hirashima said she had heard some comments regarding an interlocal agreement between the City and the county but it looks like they are developing a Comp Plan.

4. Brookwood Heights Park - Utilization of Parks Mitigation Funds.

Parks & Recreation Director Ballew stated the City has been dedicated some open space for parks and the City does have some parks development mitigation fees from 1990 and if the City purchases the equipment shown in the handout before Wednesday, there would be a savings of \$2200, he said. He explained this would be for the Brookwood Heights development, to develop a neighborhood park and the Parks Dept. is hoping more funds will be coming in and would like to install this equipment before the Jennings Park improvement. He noted the structures include exercise/workout equipment for adults, as well.

Councilor McGee left Council Chambers at 11:20 PM.

Parks & Recreation Director Ballew stated that at present there is no policy regarding the utilization of mitigation fees and he noted that Hickok Park does not adequately serve this area; Brookwood

Councilor McGee returned to Council Chambers at 11:21 PM.

Heights would make a very nice park south of the reservoir--he described the location and referred to the handouts.

Councilor Leighan asked about 74th Dr. and Parks & Recreation Director Ballew said the park would be set back from 74th Dr., there would be a lot of landscaping, wild flowers, etc. and it would be an asset to the neighborhood.

Councilor Baxter moved and Councilor Herman seconded to approve the funding as per staff recommendation.

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Councilor Pedersen asked about security and Parks and Recreation Director Ballew said the Parks Dept. has an anchoring system for all the equipment. The motion passed unanimously.

ORDINANCES & RESOLUTIONS:

1. Resolution Waiving Bidding Requirement for Vactor Unit for Public Works Dept.

Councilor Wright moved and Councilor Baxter seconded to approve/adopt Resolution #1546. Passed unanimously.

2. Resolution Granting Utility Variance for Henry Cook Property.

City Attorney Weed noted the resolution includes conditions set forth by the Public Works Dept.

Councilor Baxter moved and Councilor Myers seconded that Resolution 1547 be approved/adopted. Passed unanimously.

LEGAL MATTERS:

1. Barron Maintenance Agreement.

City Administrator Garner noted there is a copy of the contract agreement in the packets and he referred to the agenda bill. He said there were only 2 maintenance checks made in 1991 as opposed to the 3 agreed upon and it is basically a "pay as you go" agreement, versus the City having to pay any money upfront, he said. He said that as far as breaking out the cost of a filter, it was included in the total cost. He noted that Barron installed the system and have maintained it ever since and he said he feels there's an advantage in going with the company that installed the system.

Councilor Myers said he still doesn't feel there's enough information in the packets.

City Administrator Garner produced all the invoices from the past year and noted that 2" filters plus labor on one invoice came to \$453 which included 12 hours of labor. He noted this was a two year agreement.

There was discussion about time and material contracts, their hourly rate of \$48, Barron being a Burlington based firm.

Councilor Baxter moved to authorize the Mayor to sign the contract with Barron Heating & Air Conditioning and Councilor McGee seconded. The motion passed with Councilor Myers against.

2. Ground Lease Near Sunnyside Well.

City Attorney Weed explained that a citizen has contacted the City regarding a ground lease for grazing hrses and if the City is interested, the City can designate the property surplus for leasing purposes and then a publichearing would be held.

Councilor Pedersen asked about the City's liability and City Attorney Weed said the City would want to have a hold harmless agreement, of course, and any liability in excess would be covered by the City's insurance, he felt, but the City may want to check on that, he said.

Finance Director Dexter said he was not aware of any specific time length mentioned; the property was leased at one time to the Weewies, he said and he added that the grass is very high, the property is fenced but the lessee would have to repair the barbed wire in some places. He said if Council is interested, he could check into the various issues and set a public hearing. He added that there would be a 12.84% leasehold tax to be added to any lease payment made.

Mayor Weiser noted that's an area that's been discussed for a possible fire station and City Attorney Weed stated that flexibility would have to be included in the lease, in the event the City needed the land for another use.

Councilor Herman said he assumed there was a dollar amount proposed and asked if that would be worth the City's while.

Councilor Baxter pointed out that it's all junk pasture and they would be doing the City a favor by keeping the grass down.

Mayor Weiser commented that he thought the area in question is about 29 acres.

City Attorney Weed said if the Council wishes, the insurance issue could be checked on as well as other potential lease issues, with the information brought back to City Council and a public hearing to be set at that time.

MAYOR'S BUSINESS:

Mayor Weiser noted that it has been requested that the City Hall meeting be held another time other than the third Monday of the month. There was brief discussion, it was noted there will be no City Hall meeting next Monday and the decision was that City Administrator Garner and Mayor Weiser will work on when to have this meeting and report back to Council.

Councilor Baxter noted the City has 1200 to 1300 Centennial books stored at the golf course building and they are not going to get sold out there.

Mayor Weiser noted the books are still being sold, the golf course bldg. is just temporary storage. There was brief discussion about putting the books in various locations on consignment and City Administrator Garner said he would look into this further.

ADJOURNMENT: 11:47 PM.

Accepted this 27th day of May, 1992

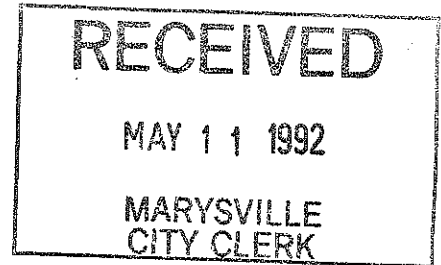
David Weiser
MAYOR

Mary D. Swenson
CITY CLERK

Wanda A. Swenson
RECORDING SECRETARY



Office of the Mayor
David Weiser



MEMO TO: Marysville City Council
FROM: David A. Weiser, Mayor *DW*
DATE: May 8, 1992
SUBJECT: Housing Authority of Snohomish County Rezone

I feel that Marysville specifically and Snohomish County in general has a need for low income housing units. I also feel the use of duplexes fills this need while still maintaining the single family character of our City.

But, I have three concerns on this project. One is the fact that there are no mass transit facilities nearby. Two, is that there are no commercial areas nearby to serve this area. And three, I have a major concern with changing the Comprehensive Plan to Multiple Family Low Density.

Mr. Becker's statement that most of these families have two automobiles and that they will try to get Community Transit to provide services along 67th Avenue N.E., while not completely satisfying my concerns, can be mitigated by the need for low income housing.

However, my concern over the change in the Comprehensive Plan has not been changed even after consulting with our City Attorney and our City Planners.

First, there were no findings of fact that there had been a significant enough change in character in the neighborhood to warrant this change in the Comprehensive Plan.

Second, I feel a change to Multiple Family Low Density in this area, even though the actual density is no greater than what is allowed now, would send the wrong message to people in the area, i.e. that we consider 84th Street suitable for multiple family housing.

Lastly, I feel that this change in the Comprehensive Plan would send the wrong message, i.e. that we favor this way for approval of duplex housing units.

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Mr. Becker stated they would probably only build the 28 units. Perhaps this could still be accomplished through the use of the PRD Ordinance or maybe through the variance procedure.

While this is a very worthwhile project, a very necessary project, I am vetoing Ordinance No. 1889 rezoning property owned by the Housing Authority of Snohomish County and amending the official zoning map previously adopted in Ordinance NO. 772.

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