

Work Session
October 3, 2016

Call to Order / Pledge of Allegiance

Mayor Nehring called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

Roll Call

Chief Administrative Officer Hirashima gave the roll call. The following staff and councilmembers were in attendance.

Mayor: Jon Nehring

Council: Steve Muller, Kamille Norton, Jeff Seibert, Michael Stevens, Rob Toyer, Jeff Vaughan, and Donna Wright

Absent: None

Also Present: Chief Administrative Officer Gloria Hirashima, Finance Director Sandy Langdon, Police Chief Rick Smith, City Attorney Jon Walker, Public Works Director Kevin Nielsen, Community Development Director Dave Koenig, Fire Chief Martin McFalls, and Recording Secretary Laurie Hugdahl.

Approval of the Agenda

Motion made by Councilmember Muller, seconded by Councilmember Wright, to approve the agenda as presented. **Motion** passed unanimously (7-0).

Committee Reports

Presentations

Discussion Items

Approval of Minutes (*Written Comment Only Accepted from Audience.*)

1. Consider the September 6, 2016 City Council Work Session Minutes

2. Consider the September 12, 2016 City Council Meeting Minutes

Consent

3. Consider Approval of the September 20, 2016 Payroll in the Amount of \$1,088,574.67; Paid by EFT Transactions and Check Numbers 30232 through 30260
4. Consider Approve of the September 21, 2016 Claims in the Amount of \$1,491,850.28; Paid by EFT transactions and Check Numbers 111144 through 111349 with Check Numbers 101675, 105178 and 106456 Voided
5. Consider Approval of the September 28, 2016 Claims in the Amount of \$370,992.43; Paid by EFT Transactions and Check Number 111350 through 111485 with No Checks Voided

Review Bids

6. Consider Awarding the Ebey Waterfront Trail Project

Director Nielsen stated that this is Phase 2 including the plantings, screenings, kiosks, and benches. The trail is already paved and ready to go.

Public Hearings

New Business

7. Consider Request to Reduce Traffic Impact Fees for Low Income Housing Project and Provide Direction on Bringing Forward an Ordinance to Exempt the Traffic Impact Fees for Low Income Housing

Director Koenig explained that state law allows for cities to reduce traffic impact fees for non-profit low income housing projects up to 100%. Any reduction more than 80% has to be made up out of other city budget funds. The requirement is that it serves people who are at 80% of median income or lower. It is recommended that this target people who are at 50% or below the median income. Staff is also recommending reducing 50% of the traffic impact fees and that this be reviewed on a case-by-case basis.

Councilmember Seibert asked how they would control the low income aspect of this after the development is built. Director Koenig replied that there would be a restriction on the property that would say a certain number of units would have to be below 50% of median income level and would request that they report to the City on this.

Council President Norton asked about other jurisdictions that do this. Director Koenig stated he was aware of only two in Snohomish County. He explained that Everett's ordinance is a recent one. Monroe has enacted it, and Housing Hope has benefitted from it.

Councilmember Wright asked if this is site specific to Housing Hope. Director Koenig replied it would be up to Council, but if they do it for one they will probably have others come in. Staff's recommendation is to enact an ordinance so it doesn't have to come back to Council each time.

Councilmember Muller expressed concern about how changes in ownership would impact the City's intent. Director Nielsen clarified that this is only for non-profit low income development. CAO Hirashima stated that there could be a restriction that it be limited to the targeted ownership requirement. Director Koenig replied that the ones he has seen have had a penalty for not complying with the restriction.

A representative from Housing Hope explained they are obligated through the contract and HUD funding to maintain certain restrictions on income levels for residents. Councilmember Muller said he'd like to see a draft that addressed some of the concerns of Council.

Councilmember Muller asked about the mobility of Housing Hope residents since this is related to traffic impacts. Housing Hope staff replied that in general, their projects have significantly fewer cars than other similar developments. Housing Hope will be augmenting the reduced parking with more bike racks. The Hearing Examiner has approved a reduction in parking based a traffic parking study where they looked at other projects.

8. Consider the USDA-APHIS Wildlife Services Work Plan/Financial Plan for the upcoming Year

Director Nielsen explained that this is the relocation program as it relates to nuisance animals such as beavers, coyotes, and other critters.

9. Consider Briefing on Parking in Newly Developing Areas of the Community

Director Koenig stated that in response to a request at the Council Retreat staff did a study of parking requirements for single family and duplexes in and around the City. Marysville's standard is higher than all the other communities staff surveyed and requires more parking. He went on to explain that all the streets in the Sunnyside/Whiskey Ridge area have parking on the streets except for the main arterials. Staff also looked at lot widths. In the PRD's where there are high density townhouses there is a potential for issues where developers have the option of having no on-street parking, but have guest parking or have on-the-street parking. In those situations there have been some issues, especially in the county, where they were built to a lower standard and higher density. At this point staff is not recommending any changes to any codes unless Council wants to. Staff feels that between parking standards, lot widths, and the design standards, there should be adequate parking for day-to-day use.

Councilmember Norton asked if those standards are for multi-family as well. Director Koenig replied they are. Councilmember Norton noted that on a ride-along she was on last week she saw a lot of illegal parking along both sides of the street near The Lodge. and the officer mentioned that it was unsafe. Director Koenig commented that the issue with that development may be that there are some three-bedroom units that may have more cars. He noted that the future buildings will not have as many bedrooms.

Councilmember Muller asked if the City has ever looked at increasing the garage setback to 25 feet instead of 20 feet due to larger trucks and trailers. He has seen a lot of cars hanging out into the sidewalk. Councilmember Nielsen commented it is hard to balance all of the requirements with the NPDES permit regarding impervious surfaces.

10. Consider a Resolution Announcing the Retirement of K9 Police Dog Ranger and therefore Declaring the K9 Police Dog Ranger to be Surplus and Authorizing the Sale of the K9 Police Dog Ranger

Chief Smith explained that Ranger is being retired this month.

11. Consider an Ordinance Revising Low Impact Development Stormwater Management Regulations Pursuant to the Western Washington NPDES Phase II Municipal Stormwater Permit

Director Nielsen stated that these are changes to meet the new Phase II Permit which really wants cities to use Low Impact Development. The City is trying to balance community needs with the intent of the Permit. He commended Brooke Ensor for her work on this.

Legal

Mayor's Business

- He attended the Quarterly AWC Board Meeting last week where they talked about the legislative agenda. Mental health and drug issues were big topics. Protecting state shared revenues in order to help communities deal with these issues was also a big topic. Any other input is welcome. The legislative agenda will be finalized at the December meeting.
- Workforce Snohomish County received a grant from Wal-Mart to grow retail in Snohomish County, which was nice to see.
- On Wednesday at 12:00 p.m. there will be a fundraising luncheon to support Domestic Violence of Snohomish County.

Staff Business

Sandy Langdon had no comments.

Chief McFalls:

- He thanked the Council for welcoming Chief Cole last week.
- Thanks to Gloria Hirashima and Sandy Langdon for meeting with him on the budget. They are also going to attend a budget workshop this Friday.
- There was a police and fire peer support training class last week with 20 people in attendance.

Dave Koenig had no comments.

Kevin Nielsen:

- There will be a Public Works meeting on Friday at 2.
- Our paving schedule has changed because of the railroad. They have finished work faster than they thought and should be finishing early.

Chief Smith commented that he and others on the police force are participating in raising funds for cancer by growing beards or goatees.

Jon Walker stated the need for an Executive Session to discuss one item related to potential litigation for five minutes with no action.

Gloria had no comments.

Call on Councilmembers

Rob Toyer had no comments.

Michael Stevens stated that Housing Hope is a client of his in his business even though this particular project is not. He asked if that would be a potential conflict of interest. City Attorney Walker asked him to give him a call and they could talk about it.

Jeff Vaughan had no comments.

Jeff Seibert had no comments.

Donna Wright asked for clarification about upcoming meetings. Gloria Hirashima noted that there would be a special meeting on October 17 at 6:00 p.m.

Steve Muller stated that staff did an excellent job on the extension over at Allen Creek.

Kamille Norton had no comments.

Recess

Council recessed at 7:35 p.m. for five minutes before reconvening into Executive Session for five minutes to discuss one item related to potential litigation with no action expected.

Executive Session

- A. Litigation – One item, RCW 42.30.110(1)(i)
- B. Personnel
- C. Real Estate

Executive session ended and public meeting reconvened at 7:45 p.m.

Reconvene

Adjournment

Seeing no further business Mayor Nehring adjourned the meeting at 7:45 p.m.

Approved this _____ day of _____, 2016.

Mayor
Jon Nehring

April O'Brien
Deputy City Clerk