

**Snohomish City Council Workshop Minutes
June 7, 2022**

1. **CALL TO ORDER:** Mayor Redmon called the Snohomish City Council Workshop Meeting to order at 5:01 p.m., Tuesday, June 7, 2022. The meeting was held in hybrid format with in-person attendance at the Snohomish Carnegie, 105 Cedar Avenue, Snohomish, and remote online access via Zoom.

COUNCILMEMBERS/MAYOR PRESENT

Lea Anne Burke (*arr. 5:43 p.m.*)
David Flynn
Karen Guzak
Judith Kuleta
Tom Merrill
Felix Neals
Donna Ray
Linda Redmon, Mayor

STAFF PRESENT

Brooke Eidem, Planner
Shari Ireton, Director of Community
Engagement & Strategic Initiatives
Rebekah Park, HR Manager
Glen Pickus, Planning Director
Heather Thomas, City Administrator
Brandi Whitson, City Clerk

PLANNING COMMISSIONERS PRESENT

Gordon Cole (*remote*)
Hank Eskridge
Nicholas Gottuso
Terry Lippincott (*remote, arr. 5:04 p.m.*)
Christine Wakefield Nichols
Merritt Weese

2. **PRESENTATION:** Subarea Study Report

Mr. Pickus provided an update of the subareas report developed by Land Development Consultants, Inc. (LDC). He provided background of the study and its six tasks, and explained information presented at the workshop would only be from Tasks 2, 3 and 5:

- Task 1: Land Use Inventory
- Task 2: Buildable Land Inventory
- Task 3: Development Potential Scenarios
- Task 4: Sanitary Sewer Connection Feasibility (North Lake Subarea only)
- Task 5: Market Analysis
- Task 6: Annexation Cost-Benefit Analysis

Mr. Pickus explained the next steps, which would involve sharing the final report with the public, and soliciting input from the community. The Planning Commission would hold public a hearing in October on docket items, which would then be presented to Council in November. He requested Council direction and feedback for staff and the Planning Commission in consideration of policy changes, code amendments, and potential rezones. Also considered may be the creation of new zones, such as “Neighborhood Business,” or a new single family zone in the subareas that allowed duplexes and triplexes.

Council and Planning Commission members discussed:

- Report affirmed unaffordable housing in Snohomish.
- Increasing housing options for people to live and work in the same community.
- Thoughtful decisions regarding annexion and infill related to population and growth.

- Some existing, fully-built neighborhoods were not included in the study. If annexed, and areas would be annexed in full.
- “Units” referred to housing regardless of number of rooms.
- Consideration of rezoning to increase density, address missing middle.
- Increasing multi-family housing may be the most logical way to provide affordable housing options.
- Age-restricted housing would not be affected.
- Existing single family zone would not be changed; changes could apply to a new type of zoning to try in less-developed areas.
- Consider condominiums to reduce landlord class, lack of rent control; create owner-occupied housing.
- Infrastructure needed for new development; developer responsibilities.
- Consider structures that provide work space on lower levels, with living space above.
- Zoning considerations of “gig economy.”
- Single family areas today do not look the same as they used to; proportions and other restrictions instigated by zoning.
- Being deliberate with commercial spaces.
- Installation of sewer in the north area to help drive development.
- Planned and future connectivity.
- Re-examine levels of service, such as traffic, related to development requirements.
- Consider including development of parks in the study areas.

3. **ADJOURN:** There being no objection, the meeting adjourned at 5:49 p.m.

APPROVED this 21st day of June, 2022.

CITY OF SNOHOMISH

ATTEST:

Linda Redmon, Mayor

Brandi Whitson, City Clerk

Snohomish City Council Minutes
June 7, 2022

1. **CALL TO ORDER:** Mayor Redmon called the Snohomish City Council Meeting to order at 6:00 p.m., Tuesday, June 7, 2022. The meeting was held in hybrid format with in-person attendance at the Snohomish Carnegie, 105 Cedar Avenue, Snohomish, and remote online access via Zoom.

COUNCILMEMBERS/MAYOR PRESENT

Lea Anne Burke
David Flynn
Karen Guzak
Judith Kuleta
Tom Merrill
Felix Neals
Donna Ray
Linda Redmon, Mayor

STAFF PRESENT

Shari Ireton, Director of Community Engagement & Strategic Initiatives
Scott James, Finance Director
Yosh Monzaki, City Engineer
Rob Palmer, Police Chief
Rebekah Park, HR Manager
Glen Pickus, Planning Director
Andy Sics, Senior Utilities Engineer
Heather Thomas, City Administrator
Nikki Thompson, City Attorney
Brandi Whitson, City Clerk

2. **APPROVE AGENDA** contents and order.

MOTION by Guzak, second by Merrill to approve the agenda as presented. Motion passed unanimously (7-0).

3. **CONSENT ITEMS:**

- a. **AUTHORIZE** Mayor to Execute Contract Amendment with the Snohomish Farmers Market
- b. **APPROVE** minutes of the May 17, 2022 regular meeting
- c. **AUTHORIZE** payment of claim warrants #76855-76949, 77002-77012 in the amount of \$141,524.14, and payroll warrants #76897-76904, 76962-76965 in the amount of \$515,370.98, issued since the last regular meeting.

MOTION by Burke, second by Guzak to PASS the Consent Items. Motion passed unanimously (7-0).

4. **PRESENTATIONS:**

- a. Community Transit Network and Long-Range Planning - Ric Ilgenfritz, CEO, and Roland Behee, Director of Planning and Development

Mr. Ilgenfritz and Mr. Behee provided an update on Community Transit's programs and actions, including new light rail and efforts to extend service throughout the county.

Council discussed with the presenters:

- Vehicle-to-grid electricity generation.

- Utilizing various sizes of vehicles to meet service levels (smaller buses, driverless vehicles).
- Snohomish was a crossroad, with increased transit east-west on Hwy 2 and north-south on Hwy 9.
- Expanding service south along the 522 corridor and other areas to move traffic off Hwy 2; efforts to ease traffic congestion east of Monroe.
- Health and safety of drivers and riders--safe times to travel, air quality, vehicle sanitization.
- Increased transit personnel presence on the buses has deterred mischief.
- Regularly surveying customers.

MOTION by Neals, second by Burke, to move Action Item 7a to follow Presentation 4b. Motion passed unanimously (7-0).

- b. Historic Downtown Snohomish Association (HDSA) Annual Update and Proclamation - Ingrid Harten, Board President, and Maygen Hetherington, Executive Director

Mayor Redmon read a proclamation designating the week of June 5-11, 2022 as “Main Street Week.”

Ms. Harten and Ms. Hetherington provided a brief introduction of HDSA and an update of what they accomplished the past year. Their goal is also to become a fully accredited Main Street Community, and shared steps to achieve that and what the benefits would be.

Council and HDSA members discussed:

- HDSA was a 501(c)3 non-profit
- Flower baskets put up along First Street in collaboration with the Garden Club and City.
- Main Street programs helped businesses through the pandemic, but still learning how the approach would best work for Snohomish.
- City and HDSA maintaining communication regarding issues relating to downtown.
- Revisiting PBI or other sources of financial support.
- Data collection, such as used by the County, to see who the downtown audience was.

7. ACTION ITEM (*Council approved moving this item to follow Presentations*):

- a. **RECOGNIZE** Outgoing Youth Council and CONFIRM New Members

Mayor Redmon provided a brief background of the Youth Council and recapped their accomplishments this year, including polling peers on police reform issues, hosted an open mic night, supported Small Business Saturdays, and suggested a Diversity Council for the City. Mayor Redmon read a proclamation recognizing each student that served on the Youth Council during the 2021-2022 school year, and read the list of names of those selected by their peers to serve during the 2022-2023 school year.

Councilmember Kuleta thanked the Youth Council for their optimism, energy and ideas.

In response to Council questions, members of the Youth Council explained they meet at least once each month depending on what they were working, and expressed surprise at how many people were willing to help when asked.

Kaci Cowan, School District staff advisor for the Youth Council, thanked the Council for their continued support, and to the outgoing seniors for their service.

Public Comment:

Morgan Davis provided comment.

Public Comment Closed.

Council expressed their appreciation to the members for their involvement, and offered support and assistance any time.

MOTION by Guzak, second by Flynn to CONFIRM the 2022-2023 Youth Council student members as recommended by the current Youth Council and Advisor, and as appointed by the Mayor. Motion passed unanimously (7-0).

At 7:36 p.m., Mayor Redmon called for a ten-minute **RECESS**.

5. **PUBLIC COMMENTS:**

Sarah Dylan Jensen commented on returning the Farmers Market to the Cedar and Pearl location.

Morgan Davis commented on the gazebo and signalization along Bickford Avenue.

Bonnie Hedley thanked staff for their quick work to clear a large fallen maple tree, and supported protecting and promoting trees.

Ival Salyer appreciated safety and cohesion considerations in the subareas, and requested an update from last month's workshop.

6. **PUBLIC HEARING: ADOPT Stormwater Manual and Stormwater Code Revisions - ADOPT Ordinance 2440**

a. Announce purpose and open public hearing. Mayor Redmon opened the public hearing and introduced Mr. Sics.

b. Staff presentation. Mr. Sics provided background on the topic, explaining the proposed ordinance contained amendments to Title 15 of the Snohomish Municipal Code. The legislative changes were largely minor in nature, but will provide the City a legal mechanism to require the implementation and inspection of stormwater best management practices. Adoption of the code amendments and the 2019 Department of Ecology Stormwater Management Manual for Western Washington was required by the 2018-2023 NPDES Phase II Permit.

c. Council's questions of staff.

Councilmember Burke inquired if 2019 manual was the most recent, and when the next update would be. Mr. Sics confirmed 2019 was the most recent, and updates tended to follow NPDES permit cycle, the next being July 2024.

Council President Merrill questioned the need for more staff for the new inspection requirements. Mr. Sics replied a new NPDES Coordinator position was recently approved by Council, and that position would be responsible for the inspections.

- d. Public testimony. None
- e. Close public testimony. Mayor Redmon closed public testimony.
- f. Council deliberation.
- g. Close public hearing. Mayor Redmon closed the public hearing.
- h. Council motion and action.

MOTION by Burke, second by Guzak to ADOPT Ordinance 2440, amending section of Title 15 of the Snohomish Municipal Code to comply with NPDES Phase II Permit requirements. Motion passed unanimously (7-0),

7. ACTION ITEMS:

- a. **RECOGNIZE** Outgoing Youth Council and CONFIRM New Members (*moved to follow Presentation 4b.*)
- b. Intent to Designate Midtown District as Residential Targeted Area - **PASS** Resolution 1433

Mr. Pickus provided background of the topic, explaining tonight's action was a procedural step required by RCW 84.14 to declare intent to designate and to set a public hearing date. He stressed Council was not making a decision tonight; the decision process would be on the date identified for the public hearing. He explained that statewide, about 43 cities of all sizes have adopted similar programs.

Council President Merrill questioned if the current project at 161 Lincoln contributed more revenue with the exemption in place than it did as an abandoned business. Mr. Pickus affirmed it did, and shared the County's assessment showed about \$4,100 in taxes paid for 2021, prior to improvements. In 2022, with partial improvement values, the property was taxed \$14,126. Property value for 2023 was not yet established, but even with only 33% of the property taxed (the tax-exempt residential portion accounted for the other 67%), it would generate more than the \$4,100 collected from 2021.

Public Comment:

Morgan Davis opposed the property tax exemption.

Public Comment Closed.

Councilmember Guzak reiterated the Council was not deliberating the merits of the tax, but simply setting the public hearing date.

MOTION by Guzak, second by Neals to APPROVE Resolution 1433 stating it is the City Council's intention to designate the Midtown District as a residential target area and set a public hearing date for July 5, 2022.

Council President Merrill concurred the decision tonight was not whether to instigate the program. He had reservations about the program which he would bring forward at the public hearing.

Councilmember Neals remarked there was a precedent set already, and the question was not if the program worked, but would it work in Snohomish.

VOTE ON MOTION: Motion passed unanimously (7-0).

c. **AUTHORIZE** Mayor to Execute Contract with Murraysmith for the North Sewer Trunkline Project

Mr. Sics provided the staff report and background behind the proposed contract for Murraysmith to complete the design for the North Sewer Trunkline Project.

Council President Merrill inquired if the City had all of the right-of-way for the project. Mr. Sics replied it did. There were other options considered which needed right-of-way acquisition, but they were riskier and more costly.

Public Comment: None

Public Comment Closed.

MOTION by Ray, second by Merrill to AUTHORIZE the Mayor to sign and execute the Professional Services Agreement with Murraysmith, Inc., in an amount not to exceed \$619,169 for North Sewer Trunkline Project design. Motion passed unanimously (7-0).

8. **OTHER BUSINESS/INFORMATION ITEMS:** None

9. **COUNCILMEMBER COMMENTS/LIAISON REPORTS:**

Councilmember Guzak shared the County had low interest loans available for infrastructure projects. Snohomish County Tomorrow (SCT) reviewed the PRSC Annual Report, and Economic Alliance of Snohomish County reported updates on County employment. Dues for SCT would like increase for 2023.

Councilmember Burke recognized June as Pride Month. She was invited to join a Jail Standards Task Force to gather and review data on jail standards, and review the safety and welfare of staff and those incarcerated.

Councilmember Flynn commented the Engage Snohomish events were going well, and looked forward to collaborating with HDSA. He attend de-escalation training provided for City staff, thanked Brooke Eidem for her work with the Housing TAC group, and attended meetings promoting Community Transit's "Transit in 2024" planning website.

Councilmember Neals spoke to the importance of diversity, as mentioned by the Youth Council. It was important to identify inclusivity and commonality. He was interested in developing that concept further.

Councilmember Kuleta welcome Ms. Ireton, and shared discussions and updates regarding this summer's Artwalk.

Councilmember Ray thanked Mayor Redmon and staff for filling the Public Safety Commission vacancies, and shared Mayor Redmon and Ms. Thomas would attend the next PSC meeting to discuss ways the City and Commission could collaborate.

10. **COUNCIL PRESIDENT'S ITEMS/REPORTS:** Council President Merrill also attended the de-escalation training mentioned by Councilmember Flynn, and the PRSC regional meeting. He thanked Community Transit for the presentation, and remarked on the relationship with SNOTRAC.

11. **CITY ADMINISTRATOR'S COMMENTS:** Ms. Thomas shared the following:

- The City's Planning and Development Services Department has seen a 43% increase in issued permits this year. Staff has managed to complete review and issue them within 6-8 weeks, which is on par with other area municipalities.
- Planner Brooke Eidem was working on a \$75,000 grant to fund professional services to meet HB1220 requirements relating to the housing element of the Comprehensive Plan.
- Recent storms caused power outages at the City's south zone reservoir. Staff was monitoring daily, but until repair parts could be delivered and installed, some residents may experience low water pressure.
- The Carnegie's damaged lawn was growing in, but the same type of damage occurred at Pilchuck Park over the weekend. Staff was installing bollards to limit vehicular access to the fields. Overall, parks have experienced increased vandalism, and City staff was working with the Police Department and security enhancements.
- Shari Ireton joined City staff last Wednesday, and Nova Heaton started yesterday as the new Public Works Director. Additional job descriptions were being finalized, with Union review, for posting in the next week.

12. **MAYOR'S COMMENTS:** Mayor Redmon commented on the following:

- Thanked Ms. Thomas for jumping in quickly.
- Staff was working on the administrative side of public safety issues, such as cameras, traffic calming measures, and event safety.
- Staff was also working on emergency preparedness, proactive maintenance, and addressing special events and local business needs.
- The County will soon issue a press release on a chance for the community to meet and provide feedback on recovery funding.

13 **ADJOURN.** There being no objection, the meeting adjourned at 8:55 p.m.

APPROVED this 21st day of June, 2022.

CITY OF SNOHOMISH

ATTEST:

Linda Redmon, Mayor

Brandi Whitson, City Clerk