

City Council Minutes – June 3, 2019

Mayor Laurie Gere called to order the Anacortes City Council meeting of June 3, 2019 at the advertised special time of 5:00 p.m. Councilmembers Eric Johnson, Anthony Young, Ryan Walters, Carolyn Moulton, Bruce McDougall and Matt Miller were present. Councilmember Brad Adams was absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Proclamation of Gun Violence Awareness Day: Mayor Gere read a statement proclaiming June 7, 2019 to be National Gun Violence Awareness Day and encouraging all citizens to support efforts to prevent the tragic effects of gun violence and to honor and value human lives. State Senator Liz Lovelett reported on legislation in the last session related to gun safety.

Public Works Committee: Mayor Gere announced that the committee meeting scheduled for earlier in the evening had been cancelled.

Mayor Gere read a letter from Girl Scout Mary Boger suggesting solutions to the parking problem in Anacortes. Miss Boger's letter was added to the packet materials for the meeting.

Public Comment

John Morgan asked where lost items found at Storvik Park could be dropped off. He suggested replacing the horse shoe pit at Storvik Park with tennis courts. Mr. Morgan also noted congestion at the intersection of 32nd Street and M Avenue and suggested a roundabout or 4-way stop or traffic light there. Mr. Johnson said a roundabout was already planned for that intersection. Mr. Morgan suggested Council allow more low income apartments to be built in Anacortes.

Consent Agenda

Mr. Walters removed Items 5c, Resolution 2047: Del Mar Water Supply Agreement, and 5d, Resolution 2048: Designating Sports Complex Design Group LLC as a Single Source Supplier for Big Brown Mound Pitching Mound System, from the Consent Agenda.

Mr. Johnson moved, seconded by Mr. Miller, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Street Fair Applications - Fueling Education Fun Run & Oyster Run 2019
- b. Approval of Claims in the amount of: \$132,655.37

The following vouchers/checks were approved for payment:
EFT numbers: 93406 through 93432, total \$63,485.80
Check numbers: 93433 through 93458, total \$28,868.40
Wire transfer numbers: 250376 through 250618, total \$2,082.68

- c. Resolution 2047: Del Mar Water Supply Agreement

Mr. Walters confirmed with City Attorney Darcy Swetnam that the contract presented did not differ materially from the previous Del Mar Water Supply Agreement and that processes were in place to identify contracts that were nearing expiration.

d. Resolution 2048: Designating Sports Complex Design Group LLC as a Single Source Supplier for Big Brown Mound Pitching Mound System

Mr. Walters asked Parks and Recreation Director Jonn Lunsford to elaborate on the justification for sole source, which he did.

Mr. Walters moved, seconded by Mr. Johnson, to approve Consent Agenda items 5c and 5d. The motion carried unanimously by voice vote.

OTHER BUSINESS

Contract Award: 2019 Asphalt Overlay - Utility and Pedestrian Improvements Project (19-004-TRN-002)

Public Works Director Fred Buckenmeyer requested Council consent to award a contract in the amount of \$307,640.73 to Trinity Contractors, Inc. to perform the 2019 Asphalt Overlay - Utility and Pedestrian Improvements Project. He described the work as outlined in the agenda bill, including Phase 2 preparing for paving the City Hall parking lot. Mr. Buckenmeyer and Council discussed the pros, cons and costs of including the City Hall parking lot in the contract.

Mr. Johnson moved, seconded by Mr. Miller, to authorize the mayor to sign contract 19-004-TRN-002 with Trinity Contractors, Inc. in the amount of \$307,640.73 to perform the 2019 Asphalt Overlay - Utility and Pedestrian Improvements Project, *striking additive AI*. Vote: Ayes – Young, Walters, Moulton, McDougall, Miller and Johnson. Motion carried.

Planning Commission Recommendation: Development Regulations and Zoning Map Amendments

Planning Manager Libby Grage presented the revisions to the draft development regulations that had been requested by Council at its May 20, 2019 meeting. She referred councilmembers to the packet materials which noted which of those changes would require additional public comment opportunity. She also shared matrices comparing existing vs. proposed uses in each zone. Ms. Grage's slide presentation was added to the packet materials for the meeting.

During discussion of retail sales, Mr. Walters asked staff to include storage in the definition of areas excluded from "net floor area". Mr. Measamer concurred. Councilmembers discussed Table 19.41.050 at length and eventually most councilmembers agreed to leave that table as presented on the slide but to add a cap of 75,000 SF on total building size.

Councilmembers discussed garage setbacks. Mr. Miller objected to 5' garage setback, particularly in the R1 zone. After discussion, Mr. Measamer confirmed consensus to strike R1 from 19.42.150.B and add a minimum garage setback of 25 feet in the R1 zone.

Regarding the MMU Height Bonus menu, Ms. Moulton suggested adding an additional incentive feature: placing 1% of construction cost into an affordable housing fund held by the city. Mr. Measamer urged considering that suggestion in a broader discussion of affordable housing, possibly applying it more widely in the city and not just in the MMU zone. After discussion, councilmembers agreed with Mr. Measamer's suggestion.

No other changes were requested by councilmembers.

Councilmembers then considered the charts comparing current Title 17 and proposed allowed uses in different zones. On page 4 of 6 of the matrix, Mr. Johnson asked that Heavy Industrial uses be conditional rather than permitted in the MS and I zones which are adjacent to sensitive areas. Mr. Measamer agreed and suggested

adding “except as listed below (oil refineries, chemical manufacturing)”. He confirmed that those uses would remain conditional in the CM2 zone and permitted in the HM zone.

Mr. Measamer advised that staff would publish notice of a two week written comment period ending June 26, 2019, then compile the comments and bring them back to Council along with a draft ordinance to adopt the development regulations.

At approximately 6:53 p.m. Mayor Gere called a five minute recess. At 7:02 p.m. the mayor called the meeting back to order.

PUBLIC HEARINGS

Surplus of Chlorine Scrubber (per RCW 35.94.040)

Resolution 2046 Authorizing the Surplus of a Chlorine Scrubber

Finance Director Steve Hogle requested City Council approval of Resolution 2046 authorizing surplus of the Water Treatment Plant’s chlorine scrubber and its subsequent sale to the City of Walla Walla Water Division. He explained that RCW 35.94.040 requires a public hearing to be held if property (regardless of value) originally purchased for utility purposes is no longer needed and the Utility desires to sell the property.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council. The mayor closed the public hearing.

Mr. Johnson moved, seconded by Ms. Moulton, to approve Resolution 2046 to surplus the water utility’s chlorine scrubber and sell it to the City of Walla Walla Water Division. Vote: Ayes - Walters, Moulton, McDougall, Miller, Johnson and Young. Motion carried.

There being no further business, at approximately 7:06 p.m. the Anacortes City Council meeting of June 3, 2019 was adjourned.