

CITY OF LAKE STEVENS
CITY COUNCIL WORKSHOP MEETING MINUTES
Tuesday, January 7, 2020
Lake Stevens Police Department Training Center
10519 – 18th Street SE, Lake Stevens

CALL TO ORDER: 6:00 p.m. by Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Councilmembers Kim Daughtry, Gary Petershagen, Shawn Frederick, Mary Dickinson, Anji Jorstad, Steve Ewing and Marcus Tageant

ELECTED OFFICIALS ABSENT: None

STAFF MEMBERS PRESENT: City Administrator Gene Brazel, Community Development Director Russ Wright, Finance Director Barb Stevens, Public Works Director Eric Durpos, Police Chief John Dyer, Interim Human Resources/Risk Management Specialist Julie Good, City Clerk Kathy Pugh, IT Manager Troy Stevens, Senior Engineer Grace Kane

OTHERS: Planning Commissioners Janice Huxford, Jennifer Davis, John Cronin, Vicki Oslund and Linda Hault; Barbara Mock, Snohomish County Planning and Development Services Director, Clay White, Director Planning with Land Development Consultants, Inc., and David Toyer of Toyer Strategic Development

Mayor Gailey called the meeting to order at 6:00 p.m. and led the flag salute.

Mayor's Update: Mayor Gailey shared he has been working with Mayor Spencer and city staff over the last several weeks to ensure a smooth transition as he begins his term. He has requested staff move forward with a request for bid for a civic campus at the Chapel Hill site. As part of this Mayor Gailey met with Lake Stevens Sewer District representatives who responded positively to the idea, as well as with Sno-Isle Library Director Lois Langer Thompson who will communicate with Sno Isle directors and respond to the idea in February.

Pavilion Naming: Director Wright said the next milestone in moving forward with the Pavilion project is to officially name the building. Ideas have been discussed and "The Mill" is being proposed for the building, with the meeting room proposed to be "The Sawyer's Room, the mezzanine to be named "The Stack" and the great room to be named "Hartford Hall." Director Wright commented these names are reminiscent of the history of the area and also reflective of the style of the building. He shared that train tracks will be installed in the flooring of the great hall/Hartford Hall, and that a small train is being designed to run on those tracks. The other idea Director Wright shared is to dedicate rooms to people who have been instrumental in moving this project forward including Mayor Spencer for moving the downtown project forward, and Senator Hobbs who has been instrumental in securing funding for the downtown improvement project, including this building.

Discussion ensued amongst councilmembers with all councilmembers supporting the proposed naming conventions for the building and rooms. There was also general support to recognize Mayor Spencer and Senator Hobbs with dedication plaques with Councilmember Ewing requesting the plaques include a synopsis of each individual's contributions to the community. This will be brought back to Council for further discussion at a later date, closer to the time when the rooms will be dedicated.

In response to Councilmember Frederick's question, Director Durpos said the signage for the building needs to be ordered in the next two weeks so that it can be installed as part of the building construction.

Based on Council's direction, this will be brought forward on the January 14, 2020 consent agenda for building and room naming conventions.

Sign Code Update: Director Wright reviewed the history of the sign code discussion and noted it centers around noncommercial content-based signs, which are regulated by *Reed v. Town of Gilbert*. Interim sign code regulations were adopted last fall to ensure the city is in compliance with *Reed*, and at that time Council requested this be brought forward in the first quarter of 2020. This update will include a review of restrictions on sizes and numbers of signs, the location and proximity of signs to each other, sign height, and whether Council wants to include requirements for permitting and/or registration of signs.

Discussion ensued with Councilmember Jorstad confirming that the interim regulations are consistent with *Reed vs. Gilbertsen*, and Director Wright clarifying that Council could approve Ordinance 1070 as final regulations, but that a public process still needs to be followed as this is a land use matter and provides an interim control and not a permanent control.

Councilmember Ewing would like to have a better idea of how other cities comply with *Reed v. Gilbert* and commented sign size is confusing when comparing with other cities.

Councilmember Tageant recalled there were a number of people opposed to the 4 x 8 signs when the last sign code was enacted.

Mayor Gailey suggested that part of the discussion is understanding what is allowed on private vs. what is allowed on public property, and the numbers of signs allowed.

Councilmember Tageant commented the city receives lots of signs because of its location and population in the 44th Legislative District.

Councilmember Petershagen does not support issuing permits for signage as it creates another bureaucracy, and Councilmember Tageant agreed.

Councilmember Daughtry commented he does not support time-regulated signage but is aware that some cities have adopted regulations for sign duration. Director Wright responded sign duration actually triggered *Reed v. Gilbert* as it goes to regulating content.

Councilmember Petershagen suggested finding a sign code already in effect that is reflective of this Council's ideas, perhaps through Municipal Research and Service Center. Director Wright suggested starting with the city attorney's template and then looking to other jurisdictions regarding sign size.

Councilmember Tageant identified public vs. private signs, size, and a couple of other smaller factors that Council can discuss; he suggested a template code that could be personalized to Lake Stevens will work.

Councilmember Jorstad suggested starting with the ordinance in place, and Mayor Gailey suggested looking at City of Everett's updated sign code.

Councilmember Daughtry wants to make the sign code easier and wondered why some signs such as inflatable, feather and animated signs are identified as prohibited temporary non-commercial signs. Director Wright responded the sign code has not been revisited in a long time and this can be looked at.

Commissioner Ewing commented on the distinction between private and public signage and suggested it will be important to provide something to commercial entities that is both attractive and balanced.

Councilmember Daughtry responded the focus is noncommercial but these comments are well taken.

Director Wright summarized that staff will bring forward a full version of the sign code with strike-throughs of the Ogden Murphy Wallace ordinance together with City of Everett's ordinance, and information from surrounding jurisdictions regarding sign regulations so that the public process can be started.

Board and Commission Liaisons and Committee Assignments: Mayor Gailey explained for new councilmembers that each year councilmembers volunteer to act as liaisons to the city's boards and commissions, as well as taking assignments to attend other agency meetings in a representative capacity. City Administrator Brazel went through the list and Councilmembers volunteered as liaisons and representatives as set out in the attachment to these minutes.

Joint Meeting with Planning Commission: Planning Commissioner Janice Huxford introduced Planning Commissioners Jennifer Davis, John Cronin, Vicki Oslund and Linda Hault.

Director Wright reviewed the 2019 accomplishments of the Planning Commission and complimented their work. He noted the 2019 work program was ambitious as is the proposed long range work program for 2020. Director Wright then presented the proposed 2020 Long Range Work Program and responded to Councilmembers' questions.

Councilmembers Petershagen and Tageant requested mobile food truck vendors be addressed in the first quarter.

Responding to Councilmember Ewing's question, Director Wright explained funds are budgeted for marketing and gathering public input for possible annexation of the area identified as the SE Annexation. He then briefly reviewed that there is a petition in place for the Machias Industrial area annexation, the NE Island annexation is currently on hold until the area is ready. There is also a placeholder in the work plan for any petitions for annexation that may be received.

Responding to Councilmember Petershagen's question, Director Wright said the subdivision/infill code is scheduled for the first quarter.

Planning Commissioner Huxford commented that sometimes there are delays in the work program due to the need to gather public input. Commissioner Hoult commented this is an ambitious but doable work plan; Commissioner Davis agreed and added there is a need to ensure opportunities for public comment.

Mayor Gailey explained with the new councilmembers and all of the growth in the community he requested Director Wright provide an overview of the Growth Management Act so that everyone understands where it comes from, what can and cannot be done and know what the future milestones are for the city. He then announced a brief recess at 7:20 p.m. to set up the room for the next portion of the meeting.

The workshop meeting was reconvened at 7:35 p.m.

Planning and Growth Management Overview: Director Wright introduced himself and explained the format for the evening including an introduction of the Planning and Community Development and a panel presentation.

Director Wright then reviewed the divisions of the Planning Community Development Department including Planning which includes Economic Development, current and long range planning where land use permits, subdivisions and other types of permits are reviewed, Permitting which is responsible for intaking various permits including land use, building and special event permits, and Building which is responsible for reviewing building permits for compliance with life, health and safety in coordination with the Fire Marshal's office, as well as code enforcement. Director Wright added there is a Parks division which is the newest addition to the city and will eventually become an independent Parks Department. The department has a diverse workload and global perspective.

Director Wright then briefly discussed the Growth Management Act which was established in 1990. He reviewed the history of establishing the GMA as a tool to control and direct growth to cities, and retain rural and resource lands.

Director Wright introduced Barbara Mock, Planning and Development Services Director.

Director Mock said she has been with Snohomish County for over 40 years and was appointed director of Planning and Development Services in 2016. Director Mock commented the GMA is an effort to control growth and not be like California while at the same time providing some local control; the GMA sets a framework for planning throughout the state and cities and counties are legally required to comply with the GMA requirements.

Director Mock said there are 14 goals under the GMA and reviewed those goals as urban planning, reduction of sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation, public facilities and services, historic preservation and shoreline management. She noted Washington has 39 counties and not all counties are required to plan under the GMA. Snohomish County is required to participate based on its location in proximity to Puget Sound, it's population and that the county is a job center. Under the GMA there is a regional framework consisting of Pierce, King, Kitsap and Snohomish counties, and these counties are required to plan together. The Puget Sound Regional Council (PSRC) is comprised of representatives from these counties, with representation based on population, and leads the efforts in regional planning. Director Mock said there is federal funding available for planning and development, however to receive that funding agencies must be in compliance with the

GMA. She added new areas of growth-related concern are climate change, social equity (affordable housing) and development around high capacity transit access, and she commented that transit-focused growth reduces growth in rural areas.

Director Mock next commented on Snohomish County Tomorrow (SCT) which has representatives from Snohomish County, Snohomish County cities and towns, and the Tulalip Tribes. SCT is comprised of six committees that meet monthly and collectively work to ensure the Countywide Planning Policies are providing a comprehensive framework for local comprehensive plans. She noted SCT's work must be consistent with the Multi-County Planning Policies that come out of PSRC. SCT is representative of Snohomish County and its work includes review of timelines and identifying buildable lands. Director Mock encouraged this is where there is lots of opportunity for people to attend meetings and effectively participate.

Director Mock then said that once cities and towns are developing comprehensive plans they are implementing regulations that are required for compliance under the GMA and policies that are approved by the PSRC. Questions that councils must answer include is transportation coordinated with land use, and do parks and recreation, capital facilities, utilities and development regulations reflect the intention of the policies.

Director Mock closed by saying that all of this comprehensive planning comes down to what we can afford, and the future that we are choosing through this planning will affect everyone for a long time.

Director Wright then introduced Clay White, Director of Planning at Land Development Consultants, Inc. (LDC). Mr. White thanked Director Wright for the opportunity to present this evening and briefly reviewed his professional background.

Mr. White encouraged everyone that it is important to participate in long range planning and explained ways to be involved. He said the next big Vision plan update is scheduled for 2023 and people need to take the time to make it happen and set proper expectations to reach identified goals.

Mr. White reviewed the regional planning structure and commented the policies are set up to be flexible, with the GMA at the top. He encouraged a proactive approach including attendance at SCT meetings and identified there is a lot of coordination of goals with Snohomish County and other cities at these meetings. Mr. White encouraged partnering with other cities sharing common goals to get policies in place that will support those goals.

Mr. White next commented on the importance of advocating vs. reacting, and said that city regulations are an implementation of already-adopted policies. People need to be at the table as policies are developed. He encouraged there are many ways for the public to educate themselves through working with our cities, talking to their elected officials and generally being a part of the goal-setting process.

Director Wright next introduced David Toyer of Toyer Strategic Consultants. Mr. Toyer commented on the complexities of compromises and conflicts between regulations and how that affects the development community. He said that public participation is very important. Mr. Toyer said he has a long history with Lake Stevens and the GMA and the same questions are asked over and over again.

Mr. Toyer believes the biggest challenge facing Lake Stevens is mandated growth and there needs to be a reconciliation process moving forward. The question becomes one of growth vs. quality of life and this leads to a struggle.

Mr. Toyer commented under the recent PRSC goal-setting Snohomish County and its cities did not fair so well. Now it is important to look 20-30 years into the future and determine what a community-centric growth strategy looks like. Mr. Toyer believes it is important that Lake Stevens control its own UGA, and the question going forward is what is the strategic vision.

Mr. Toyer closed by saying that growth is going to happen no matter what, and the question is what will it look like. One of the historical challenges has been that Snohomish County has been a bedroom community to King County, and working on a strategic vision for the community now is critical.

Director Wright thanked the speakers and summed up that Lake Stevens is doing really well. The City's goals have been consistent with the GMA, growth targets are being met and businesses and residences are coming in. He noted this is not without growing pains, but that it is happening.

Director Wright provided a brief history of the city's Comprehensive Plan which was first adopted in 1994. Since that time the Comprehensive Plan has been updated, with the last major update taking place in 2015; the 2015 update is a much more mature comprehensive plan. In between updates the Council adopted an economic growth strategy, and the city is realizing the fruits of that labor today.

Director Wright commented on the GMA hierarchy and said the City's 2015 Comprehensive Plan is unique in that the City Council adopted a specific vision for each element of the plan and then demonstrated where the consistencies are with the GMA and county-wide policies. Basically the process is global (GMA) to establishment of a comprehensive plan, and then moving to global implementation. Director Wright reminded that in 2015 input was gathered through a community-wide survey that identified the following priorities: high density housing options including cottage housing and townhouses, the need for retail, high-tech industry and professional offices to function as employment sectors, that growth be directed to southwest Lake Stevens, the city's greatest strengths are its neighborhoods and schools, traffic as the biggest concern, residents want more access to shopping and dining, and that sidewalks and paths are important public improvements for both transportation and recreation.

Director Wright said that with this community input the 2015 Comprehensive Plan integrates state, regional and countywide planning policies, addresses land use changes from annexation and growth, and updates statistical information including growth projections, housing data and capital facilities needs. He added that specific subareas were identified and development is taking place in those subareas as envisioned and that annexations have also been accomplished, also as envisioned.

Director Wright briefly commented on buildable lands and growth targets, and annexation to bring the rest of the community in. He noted the city has achieved 79% of its 2035 growth target. He then reviewed both residential and commercial development trends, including major commercial development since 2015.

Turning to the recently completed Buildable Lands Report, Director Wright said this was an analysis of remaining buildable lands showing the net buildable land in Lake Stevens is

approximately 350 acres. Mr. White clarified that not all of those acres are available for development right now.


In closing, Director Wright shared resources that are available for those interested in learning more about Planning and growth management.

Mayor Gailey thanked the presenters and commented this is great information for both the Council and audience; he noted there is lots to learn and it is time to start working on the 2023 target.

There being no further business the meeting was adjourned at 9:05 p.m.



Brett Gailey, Mayor



Kathy Pugh, City Clerk