



**CITY COUNCIL
DEVELOPMENT SERVICES COMMITTEE MINUTES
FEBRUARY 17, 2022**

The meeting was called to order by Councilmember (CM) Beaton at 6:00 p.m.

PRESENT: CMs Beaton, Brocksmith, Carías, Hulst, Morales, Hudson and Molenaar.

STAFF PRESENT: Planning Manager Lowell and Project Development Manager Donovan, Police Chief Chris Cammock

CITIZENS PRESENT: 0

A. Approval of January 19, 2022 Meeting Minutes

CM Hulst moved to approve the January 19, 2022 meeting minutes. Motion seconded by CM Morales. Motion carried 7-0.

B. Housing Discussion - Continued

CM Beaton opening this item by stating that Dawn Couch with BERK was not in attendance because she and the Mayor hope to review the Housing Element policies and complete a list of items that will be brought back before the Council in the future.

Council was provided a hard copy of the Housing Element Implementation document. Beginning with page 1, the Mayor, staff, and Council discussed each element.

The discussions focused on every partially complete policy (ones with blue checkmarks) on pages three to 10. The following notes are the relevant discussion items from each of these Policies:

Policy 2.2.2: The Mayor stated 1590 funds might qualify to implement this policy. The Mayor will schedule a committee meeting with Finance to discuss this further with Council.

Policy 4.1.2: The Mayor will schedule a committee meeting with Development Services staff to provide additional information on income restrictions and AMI calculations.

Policy 4.1.6: The Council discussed approaching the Mount Vernon School District and asking them to reduce their school impact fees for housing restricted to those earning 60% AMI and below. The Council expressed by consensus the desire to learn more about multi family tax exemptions with focus on incentivizing units at 60% AMI and below.

Policy 4.2.2: The Mayor will schedule a committee meeting sometime later in 2022 to discuss the potential implementation of this policy with either CDBG or 1590 funds.

Policy 4.3.5: The Mayor will have City staff compile local resources where these types of educational programs already exist. This list of resources will be posted on the City website.

Policy 5.1.5: The Mayor stated 1590 funds might qualify to implement this policy. The Mayor will schedule a committee meeting with Finance to discuss this further with Council.

C. Pre-Docket Discussion and Development Services Work Plan

The Mayor presented proposed work plan items for 2022, 2023 and beyond. Following Council discussion the below listed work plan/docket items were conceptually agreed upon:

COMPLETE IN SUMMER 2022 ±

- Shoreline Amendments (two from DOE)
- Horizontal Mixed Use in C-3 Zone
- Duplexes on all SFR Corner Lots
- Reduce Marijuana Setbacks
- Parking Garage Code (needed for Library Commons)
- Public District Code (needed for Library Commons)
- Misc. (Stormwater Code, Adoption of Parks Comp. Plan, usually others)

COMPLETE IN WINTER 2022 ±

- Design Standards (MF attached open space and DT gates)
- Sign Code
- Wireless Facilities (small cell and others—if required)
- Commercial Land Needs Study (Hovee Work that will drive 2023 work plan with code amendments, sub-area plans, etc that could be completed as a result of this work)
- Implementation of Affordable Housing Program (legal documents and review, tracking, et cetera)

COMPLETE 2023 & BEYOND

- Land Clearing
- Park and Fire Impact Fees

Discussion of the need to complete a downtown parking study once the parking garage is near completion.

Council was advised that the above-listed 2022 work plan items would be presented back to the Council at a hearing on March 9, 2022 for adoption.

D. Project Updates

Planning Manager Lowell presented projects that are currently underway or completed including: two new live/work units at 514 South 1st Street, the new Wendy's at 810 S 5th Street, the new medical office building at 901 S 5th Street, the recently opened Grocery Outlet and Big Box Outlet stores at 525 E College Way.

E. Legislative Update

The Mayor provided instructions to Council on how to download "Hot Sheets" for pending legislative bills. The Mayor outlined concerns over the pending voting rights bill, reviewed the transportation package and TIB funds, and provided information on a 911 system bill.

F. Classification and Compensation Study Update

The Mayor discussed progress on the Study. She informed Council that she and Human Resources have the initial data from the consultant and this data is being verified by Department heads to

ensure it is complete and job classifications are correct. The Mayor stated she would like to bring the Study consultant back to brief Council near the end of March.

The Mayor asked if Council was comfortable with retroactively paying staff back to the 1st of the year for positions that would be receiving increases in pay. There were no concerns expressed about doing this.

There being no further business the meeting was adjourned at 8:45 p.m.