



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 7, 2018
7:00 PM**

1. CALL TO ORDER

Mayor Hartman called the City Council Meeting to order at 7:00 PM.

2. FLAG SALUTE

Mayor Hartman led the Council, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL

City Council

Mayor Matt Hartman	Present
Steven Glenn	Present
Tom FitzGerald	Present
Erin Hogan	Present
Bruce Straughn	Present

City Staff

City Clerk Darla Reese
City Manager Brent Kirk

Consultants

Thomas Graafstra - Weed, Graafstra & Assoc.
Ray Sturtz – Community Planning Services
Jeff Balentine – Belenus Solutions
Warren Perkins – Gray & Osborne, Inc.
Christopher Ferreira – S.C.S.O.

4. CONSENT AGENDA

- A. AB 145-2018 Approval of September 12, 2018 Minutes**
- B. AB 146-2018 Approval of September 19, 2018 Minutes**
- C. AB 147-2018 Approval of November 7, 2018 Claims Checks #408167 through #408213 and Two EFT's totaling \$435,229.58**
- D. AB 148-2018 Approval of Payroll from October 1, 2018 to October 15, 2018, checks #27176 through #27178 and Thirteen EFTs totaling \$36,130.57**

Councilmember Glenn moved to approve the Consent Agenda. Councilmember Hogan seconded. Motion carried.

5. STAFF REPORTS

Chief Ferreira discussed the Railroad Days and Halloween events, C.E.R.T. Program and still working on a deputy replacement. He thanked Carol Bello for doing such a wonderful job!

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

Adam Thomas, 308 Noble Place

Mr. Thomas shared his ideas on making the area where the train used to be located into a monument park for the city.

7. NEW BUSINESS

A. AB 149-2018 Public Hearing – 7:10 PM For consideration of the 2019 Budget

Councilmember Hogan moved to open the public hearing for consideration of the 2019 Budget. Councilmember FitzGerald seconded. Motion carried.

City Clerk Reese submitted the following exhibits into the record:

Exhibit 1 – Public Hearing Notice dated October 24, 2018, 1 page

Exhibit 2 – Verification of Public Hearing Posting dated October 25, 2018, 1 page

Exhibit 3 – Affidavit of Publication by the Everett Daily Herald dated October 24, 2018, 2 pages

Exhibit 4 – 2015-2018 Actuals and 2019 Draft Budget, 2 pages

Exhibit 5 – 5 Year Budget Comparison Fund Level Graphs, 44 pages

City Manager Kirk and Consultant City Treasurer Balentine gave a PowerPoint presentation and quick summary of the proposed 2019 Budget including fund health.

Mayor Hartman opened the public testimony portion of the public hearing.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Hogan moved to close the public hearing. Councilmember Glenn seconded. Motion carried.

**B. AB 150-2018 Public Hearing – 7:20 PM, or soon thereafter
To Consider revenue sources for this coming year’s budget. Including consideration of
possible increases in tax revenues for the 2019 budget**

Councilmember Straughn moved to open the public hearing. Councilmember Glenn seconded. Motion carried.

City Clerk Reese entered the following exhibits into the record:

Exhibit 1 – Public Hearing Notice, dated October 24, 2018, 1 page

Exhibit 2 – Verification of Public Hearing Posting, dated October 25, 2018, 1 page

Exhibit 3 – Affidavit of Public Hearing from the Everett Daily Herald, dated October 24, 2018, 2 pages

Exhibit 4 – Ordinance No. 958-2018, 2 pages

Exhibit 5 – Actual Levy Calculation, 1 page

Exhibit 6 – 2019 Property Tax Worksheet, 1 page

Exhibit 7 – Resolution 2018-11, 2 pages

Consultant Treasurer Balentine discussed two alternatives for the property tax levy for next year (Levy against 1% or not) with the Council.

Mayor Hartman opened the public testimony portion of the public hearing.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Hogan moved to close the public hearing. Councilmember Glenn seconded. Motion carried.

Councilmember Straughn moved to adopt Ordinance No. 958-2018, An Ordinance fixing the amount of taxes to be levied in the sum of \$491,721 and levying the same upon all taxable property, both real and personal, in the City of Granite Falls, Washington, for collection in 2019. Councilmember Hogan seconded. Motion carried.

Councilmember Glen moved to approve Resolution 2018-11, a Resolution of intent authorizing an increase in property tax revenue for collection in 2019 in terms of both dollars and percentage for the general operating levy in 2019. Councilmember Hogan seconded. Motion carried.

C. AB 151-2018 Public Hearing – 7:30 PM, or soon thereafter

For consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public/Institutional & P/I for a parcel located at 115 South Indiana Avenue

Councilmember Glenn moved to open the public hearing for consideration of changing the Comprehensive Plan and zoning designations from CBD to Public Institutional and Public Institutional for a parcel located at 115 South Indiana Avenue. Councilmember Straughn seconded. Motion carried.

Appearance of Fairness Questions (site specific rezone) – asked by Consultant City Attorney Graafstra:

1. Does any Councilmember have any interest direct or indirect with the property that is in question in this public hearing?
Mayor Hartman = No
Councilmember Glenn = No
Councilmember Hogan = No
Councilmember Straughn = No
Councilmember FitzGerald = No
(Councilmembers all confirmed a “no” answer)

2. Has any property owner had any contact with any of you prior to this hearing concerning the subject matter of this hearing?
Mayor Hartman = No
Councilmember Glenn = No
Councilmember Hogan = No
Councilmember Straughn = No
Councilmember FitzGerald = No
(Councilmembers all confirmed a “no” answer)

3. Has any Councilmember gathered or received any information about this matter at issue from any other source?
Mayor Hartman = No
Councilmember Glenn = No
Councilmember Hogan = No
Councilmember Straughn = No
Councilmember FitzGerald = No
(Councilmembers all confirmed a “no” answer)

4. Can each Councilmember fairly and impartially decide this matter based solely on the record?

Mayor Hartman = Yes

Councilmember Glenn = Yes

Councilmember Hogan = Yes

Councilmember Straughn = Yes

Councilmember FitzGerald = Yes

(Councilmembers all confirmed a “yes” answer)

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report, dated November 7, 2018, re: CPA/ZMA2018-001a

Exhibit 2 – CPA/ZMA2018-001a *115 South Indiana Avenue* Existing Designations & Proposed Amendments

Exhibit 3 – CPA/ZMA2018-001 *Public & Open Space Parcels* application, received dated October 31, 2018

Exhibits 4-12 – Notice of Application Comment Letters, dated December 19, 2017

Exhibit 13 – CPA/ZMA2018-001a *115 South Indiana Avenue* application, received dated January 5, 2018

Exhibit 14 – Supporting Comprehensive Plan Goals & Policies

Exhibit 15 – Site Plan, dated September, 2018

Exhibit 16 – Environmental Checklist, signed and submitted October 31, 2017

Exhibit 17 – Declaration of Non-significance issued on December 12, 2017

Exhibit 18 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017

Exhibit 19 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 20 – Department of Commerce letter, dated April 11, 2018

Exhibit 21 – Annual Docket Resolution No. 2017-02

Exhibit 22 – City Council Public Hearing Notice & map posted at Granite Falls City Hall, Library, and Post Office and on the subject parcel and mailed to adjacent property owners, dated October 26, 2018

Exhibit 23 – Verification of City Council Public Hearing Notice Posting & Mailing, dated October 26, 2018

Exhibit 24 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearing Notice

Exhibit 25 – Open House Poster dated October 26, 2018

Exhibit 26 – PowerPoint slides, dated November 7, 2018

Consultant Planner Sturtz asked the Councilmembers if they had all of the exhibits available to them. They all confirmed “Yes” they had them.

Consultant Planner Sturtz also gave a PowerPoint presentation regarding the proposal.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public/Institutional & P/I for a parcel located at 115 South Indiana Avenue.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Straughn moved to close the public hearing. Councilmember Hogan seconded. Motion carried.

D. AB 152-2018 Public Hearing – 7:40 PM, or soon thereafter

For consideration of updating the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public Institutional & P/I and privately owned & dedicated open space, and recreation & water retention tracts as Open Space & O/S, see attached map

Councilmember Hogan moved to open the public hearing. Councilmember Straughn seconded. Motion carried.

Appearance of Fairness Questions (site specific rezone) – asked by Consultant City Attorney Graafstra:

1. Does any Councilmember have any interest direct or indirect with the property that is in question in this public hearing?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = No

Councilmember Glenn = No

Councilmember Hogan = Yes (Member of the Homeowner's Association that owns this parcel)

Councilmember Straughn = No

Councilmember FitzGerald = Yes (Member of the Homeowner's Association that owns this parcel)

2. Has any property owner had any contact with any of you prior to this hearing concerning the subject matter of this hearing?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = No

Councilmember Glenn = No

Councilmember Hogan = No

Councilmember Straughn = No

Councilmember FitzGerald = No

3. Has any Councilmember gathered or received any information about this matter at issue prior to this hearing?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = No

Councilmember Glenn = No

Councilmember Hogan = No

Councilmember Straughn = No

Councilmember FitzGerald = No

4. Can each Councilmember fairly and impartially decide this matter based solely on the record?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = Yes

Councilmember Glenn = Yes

Councilmember Hogan = Yes

Councilmember Straughn = Yes

Councilmember FitzGerald = Yes

Consultant Attorney Graafstra asked if any person present had any objections to the Councilmembers proceeding?

No one from the audience indicated a "yes" answer.

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report, dated November 7, 2018, re: CPA/ZMA2018-001

Exhibit 2 – CPA/ZMA2018-001 Public & Open Space Parcels Update Matrix and Map

Exhibit 3 – CPA/ZMA2018-001 Public & Open Space Parcels Update Map Parcel No. 1

Exhibit 4 – CPA/ZMA2018-001 Public & Open Space Parcels Update Map Parcel No. 2, 3 & 4

Exhibit 5 – CPA/ZMA2018-001 Public & Open Space Parcels Update Map Parcel No. 5

Exhibit 6 – CPA/ZMA2018-001 Public & Open Space Parcels Update Map Parcel No. 6

Exhibit 7 – CPA/ZMA2018-001 Public & Open Space Parcels Update Map Parcel No. 7

Exhibit 8 – CPA/ZMA2018-001 Public & Open Space Parcels Update application, received dated October 31, 2017

Exhibit 9 – Supporting Comprehensive Plan Goals & Policies

Exhibit 10 – CPA/ZMA2018-001 Surrounding Land Use & Zoning Matrix, dated October 31, 2017

Exhibit 11 – Environmental Checklist, signed and submitted October 31, 2017

Exhibit 12 – Determination of Non-significance issued on December 12, 2017

Exhibit 13 – Verification of Posting & Mailing Determination of non-significance, dated December 12, 2017

Exhibit 14 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 15 – Department of Commerce letter, dated April 11, 2018

Exhibit 16 – 2018 Annual Docket Resolution No. 2018-02

Exhibit 17 – 2018 Annual Docket City Council Public Hearing Notice mailer, dated October 26, 2018

Exhibit 18 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018
Exhibit 19 – City Council Public Hearing Notice posted on each parcel with individual parcel map, dated October 26, 2018
Exhibit 20 – Verification of City Council Public Hearing Notice Property posting 7 Mailing, dated October 26, 2018
Exhibit 21 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings
Exhibit 22 – Open House Poster, dated October 26, 2018
Exhibit 23 – PowerPoint Slides, dated November 7, 2018

Consultant Planner Sturtz also gave a PowerPoint presentation regarding the proposal.

Council asked questions regarding #7 and tax parcel number.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of updating the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public Institutional & P/I and privately owned & dedicated open space, and recreation & water retention tracts as Open Space & O/S, see attached map.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Glenn moved the City Council close the 2018 Annual Docket Public Hearing regarding CPA/ZMA2018-001. Councilmember Hogan seconded. Motion carried.

- E. AB 153-2018 Public Hearing – 7:50 PM, or soon thereafter**
For consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street;

Councilmember Hogan moved to open the public hearing. Councilmember Glenn seconded. Motion carried.

Appearance of Fairness Questions (site specific rezone) – asked by Consultant City Attorney Graafstra:

1. Does any Councilmember have any interest direct or indirect with the property that is in question in this public hearing?
Clerk Reese performed a roll-call vote per Mayor Hartman’s request:
Mayor Hartman = No
Councilmember Glenn = No

Councilmember Hogan = Yes (She is married to a fire-fighter and her father is a Fire Commissioner)

Councilmember Straughn = No

Councilmember FitzGerald = No

2. Has any property owner had any contact with any of you prior to this hearing concerning the subject matter of this hearing?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = No

Councilmember Glenn = No

Councilmember Hogan = No

Councilmember Straughn = No

Councilmember FitzGerald = No

3. Has any Councilmember gathered or received any information about this matter at issue prior to this hearing?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = No

Councilmember Glenn = No

Councilmember Hogan = No

Councilmember Straughn = No

Councilmember FitzGerald = No

4. Can each Councilmember fairly and impartially decide this matter based solely on the record?

Clerk Reese performed a roll-call vote per Mayor Hartman's request:

Mayor Hartman = Yes

Councilmember Glenn = Yes

Councilmember Hogan = Yes

Councilmember Straughn = Yes

Councilmember FitzGerald = Yes

Consultant Attorney Graafstra asked if any person present had any objections to the Councilmembers proceeding?

No one from the audience indicated a "yes" answer.

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report, dated November 7, 2018, re: CPA/ZMA2018-002

Exhibit 2 – CPA/ZMA2018-002 *Fire District* Existing & Proposed Amendments

Exhibit 3 – CPA/ZMA2018-002 *Fire District* application, received dated December 8, 2017

Exhibit 4 – Snohomish County Fire District No. 17 letter, dated November 8, 2017

Exhibit 5 – Supporting Comprehensive Plan Goals & Policies

Exhibit 6 – Environmental Checklist, signed and submitted October 31, 2017

Exhibit 7 – Determination of Non-significance issued on December 12, 2017
Exhibit 8 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017
Exhibit 9 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017
Exhibit 10 – Department of Commerce letter, dated April 11, 2018
Exhibit 11 – 2018 Annual Docket Resolution No. 2018-02
Exhibit 12 – 2018 Annual Docket City Council Public Hearing Notice mailer & map mailed to all owners of property within 300 feet of the subject property and posted on the subject parcel and at the Granite Falls City Hall, Library and US Post Office, dated November 7, 2018
Exhibit 13 – Verification of City Council Public Hearing Notice Posting & Mailing, dated October 26, 2018
Exhibit 14 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearing Notice
Exhibit 15 – Open House poster, dated October 26, 2018
Exhibit 16 – PowerPoint Slides, dated November 7, 2018

Consultant Planner Sturtz asked the Councilmembers if they had all of the exhibits available to them. They all confirmed “Yes” they had them.

Consultant Planner Sturtz also gave a PowerPoint presentation regarding the proposal.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember FitzGerald moved the City Council close the 2018 Annual Docket public hearing CPA/ZMA2018-002. Councilmember Straughn seconded. Motion carried.

F. AB 153-2018 Public Hearing – 8:00 PM, or soon thereafter
For consideration of minor ‘Housekeeping’ amendments that provide for: (1) consistency within the city code; (2) clarification of intent of certain code sections; (3) correction of errors and omissions; and (4) improved readability;

Councilmember Hogan moved to open the public hearing. Councilmember Glenn seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

- Exhibit 1 – City Council Public Hearing report, re: ZCA2018-001, dated November 7, 2018
- Exhibit 2 – Proposed amendment to GFMC 19.04.050 Table -2-*Decisions*
- Exhibit 3 – Proposed amendment to GFMC 19.04.080(D)(1) – *Administrative Approvals*
- Exhibit 4 – Proposed amendment to GFMC 19.06.050(A)(8) table 1 – *Parking Spaces Required*
- Exhibit 5 – Proposed amendment to GFMC 19.07020(I)(3)(d)(i) – *Environmentally Critical Area*
- Exhibit 6 – ZCA2018-001 – Housekeeping Land Use Application, received dated October 31, 2017
- Exhibit 7 – Supporting Comprehensive Plan Goals & Policies
- Exhibit 8 – Environmental Checklist, signed and submitted October 31, 2017
- Exhibit 9 – Determination of Non-significance issued on December 12, 2017
- Exhibit 10 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017
- Exhibit 11 – Affidavit if Publication – Determination of Non-significance, received dated December 14, 2017
- Exhibit 12 – Department of Commerce letter, dated April 11, 2018
- Exhibit 13 – Annual Docket Resolution No. 2018-02
- Exhibit 14 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018
- Exhibit 15 – Verification of City Council Public Hearing Notice Posting & Mailing, dated October 26, 2018
- Exhibit 16 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice
- Exhibit 17 – Open House Poster, dated October 26, 2018
- Exhibit 18 – PowerPoint Slides, dated November 7, 2018

Consultant Planner Sturtz gave a PowerPoint presentation regarding the proposal.

Councilmembers had questions on the terms “Environmentally Critical”/ “Environmentally Sensitive”, loading area for off-street parking requirements and term “Youth Cabaret”, and “Indoor Recreational Facilities”.

David Sigmon, 27918 – 84th Ave. NW, Stanwood

Mr. Sigmon commented on parking, youth club and stated he is a property owner in Granite Falls.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of minor ‘Housekeeping’ amendments that provide for: (1) consistency within the city code; (2) clarification of intent of certain code sections; (3) correction of errors and omissions; and (4) improved readability.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember FitzGerald moved the City Council close the 2018 public hearing regarding ZCA2018-001. Councilmember Glenn seconded. Motion carried.

G. AB 155-2018 Public Hearing – 8:10 PM, or soon thereafter

For consideration of amending the Landscaping & Screening section of the Unified Development Code to (1) provide a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot;

Councilmember Hogan moved to open the public hearing. Motion seconded by Councilmember Glenn. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City council Public Hearing report, dated November 7, 2018, re: ZCA2018-002

Exhibit 2 – Proposed amendment to GFMC 19.05.020

Exhibit 3 – ZCA2018-002 – *Landscaping and Screening Regulations* Land Use application, received dated October 31, 2017

Exhibit 4 – Supporting Comprehensive Plan Goals and Policies

Exhibit 5 – Environmental Checklist, signed and submitted October 31, 2017

Exhibit 6 – Determination of Non-significance issued on December 12, 2017

Exhibit 7 – Verification of Posting 7 Mailing Determination of Non-significance, dated December 12, 2017

Exhibit 8 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 9 – Department of Commerce letter, dated April 11, 2018

Exhibit 10 – 2018 Annual Docket Resolution No. 2018-02

Exhibit 11 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018

Exhibit 12 – Verification of City Council Public Hearing Notice Posting & Mailing, dated October 26, 2018

Exhibit 13 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice

Exhibit 14 – Open House Poster, dated October 26, 2018

Exhibit 15 – PowerPoint Slides, dated November 7, 2018

Consultant Planner Sturtz gave a PowerPoint presentation regarding the proposal.

The Councilmembers and City Manager Kirk discussed intended meaning of “significant trees removed”, irrigation system language and options, tree replacement, designated official, and planting strips.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of amending the Landscaping & Screening section of the Unified Development Code to (1) provide a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot.

David Sigmon, 27918 – 84th Ave. NW, Stanwood

Mr. Sigmon commented on tree replacement and required buffers and wanting to see a required bond for maintaining landscaping.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Straughn moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-002. Councilmember FitzGerald seconded. Motion carried.

H. AB 156-2018 Public Hearing – 8:20 PM, or soon thereafter

For consideration of amending the Unified Development Code by adding (1) Definitions for ‘animal shelters’, ‘catteries’, ‘grooming services’; ‘kennels’ and ‘pet shops’; (2) Pet shops and grooming services as Principal Uses in the CBD zone and GC zone; and (3) Animal shelters and catteries as a Conditional Uses in the CBD and GC zones;

Councilmember Hogan moved to open the public hearing. Councilmember Glenn seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report re: ZCA2018-003, dated November 7, 2018

Exhibit 2 – Proposed amendments to GFMC 19.02 – *Definitions*

Exhibit 3 – Proposed amendments to GFMC 19.03.090 – *Central Business District Zone* and GFMC 19.03.100 – *General Commercial Zone*

Exhibit 4 – ZCA2018-003 – *Animal Shelters & Care* Land Use application, received dated October 31, 2017

Exhibit 5 – Supporting Comprehensive Plan Goals & Policies

Exhibit 6 – Environmental Checklist, signed and submitted October 31, 2017

Exhibit 7 – Determination of Non-significance issued on December 12, 2017

Exhibit 8 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017

Exhibit 9 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 10 – Department of Commerce letter, dated April 11, 2018

Exhibit 11 – 2018 Annual Docket Resolution No. 2018-02

Exhibit 12 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018
Exhibit 13 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018
Exhibit 14 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice
Exhibit 15 – Open House Poster dated October 26, 2018
Exhibit 16 – PowerPoint Slides, dated November 7, 2018

Councilmembers asked questions regarding number of animals, space required for kennels, and animal regulations.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of amending the Unified Development Code by adding (1) Definitions for ‘animal shelters’, ‘catteries’, ‘grooming services’; ‘kennels’ and ‘pet shops’; (2) Pet shops and grooming services as Principal Uses in the CBD zone and GC zone; and (3) Animal shelters and catteries as Conditional Uses in the CBD and GC zones.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmembers discussed zoning area for kennels and defining uses. Look at bringing this back next year for docket?

Councilmember Glenn moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-003. Councilmember Hogan seconded. Motion carried.

I. AB 157-2018 Public Hearing – 8:30 PM, or soon thereafter
For consideration of amending the Unified Development Code to delete Recreational Vehicle Park as a Conditional Use in the R-9600 zone and GC zone in order to accommodate mandated housing and employment growth targets;

Councilmember Glenn moved to open the public hearing. Councilmember Straughn seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report re: ZCA2018-004, dated November 7, 2018

Exhibit 2 – Proposed amendment to GFMC subsections: 19.03.050(C); 19.03.060(C); and 19.03.100(C)

Exhibit 3 – ZCA2018-004 – *Recreational Vehicle (RV) Parks Land Use* application, received dated October 31, 2017

Exhibit 4 – Supporting Comprehensive Plan Goals and Policies

Exhibit 5 – Environmental Checklist, signed and submitted October 31, 2017
Exhibit 6 – Determination of Non-significance issued on December 12, 2017
Exhibit 7 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017
Exhibit 8 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017
Exhibit 9 – Department of Commerce letter, dated April 11, 2018
Exhibit 10 – 2018 Annual Docket Resolution No. 2018-02
Exhibit 11 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018
Exhibit 12 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018
Exhibit 13 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice
Exhibit 14 – Open House Poster, dated October 26, 2018
Exhibit 15 – PowerPoint Slides, dated November 7, 2018

Mayor Hartman opened the public testimony portion of the public hearing for consideration of amending the Unified Development Code to delete Recreational Vehicle Park as a Conditional Use in the R-9600 zone and GC zone in order to accommodate mandated housing and employment growth targets.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember FitzGerald moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-004. Councilmember Glenn seconded. Motion carried.

J. AB 158-2018 Public Hearing – 8:40 PM, or soon thereafter
For consideration of amending the Unified Development Code to delete ‘duplex’ as a Conditional Use in the R-9600 and R-7200 zones and add ‘duplex’ as an allowed use Principal Use in said zones subject to a specified minimum lot size.

Councilmember Hogan moved to open the public hearing. Councilmember Glenn seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report re: ZCA2018-005, dated November 7, 2018
Exhibit 2 – Proposed amendment to GFMC sections: 19.03.050 and 19.03.060
Exhibit 3 – ZCA2018-005 – *Duplexes* Land Use application, received dated October 31, 2017
Exhibit 4 – Environmental Checklist, signed and submitted October 31, 2017
Exhibit 5 – Determination of Non-significance issued on December 12, 2017

Exhibit 6 – Verification of Posting 7 Mailing Determination of Non-significance, dated December 12, 2017

Exhibit 7 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 8 – Department of Commerce letter, dated April 11, 2018

Exhibit 9 – 2018 Annual Docket Resolution No. 2018-02

Exhibit 10 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018

Exhibit 11 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018

Exhibit 12 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice

Exhibit 13 – Open House Poster, dated October 26, 2018

Exhibit 14 – PowerPoint Slides, dated November 7, 2018

Councilmembers asked about Accessory Dwelling Units.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of amending the Unified Development Code to delete 'duplex' as a Conditional Use in the R-9600 and R-7200 zones and add 'duplex' as an allowed use Principal Use in said zones subject to a specified minimum lot size.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember Hogan moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-005. Councilmember Glenn seconded. Motion carried.

K. AB 159-2018 Public Hearing – 8:50 PM, or soon thereafter
For consideration of changing the maximum allowed building height in the Multiple Residential (MR) zone from 50 feet to 33 feet;

Councilmember Glenn moved to open the public hearing. Councilmember Straughn seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz asked the Councilmembers if they were missing any of the exhibits. They all confirmed "No" that they did have them.

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1- City Council Public Hearing report re: ZCA2018-006, dated November 7, 2018

Exhibit 2 – Proposed amendment to GFMC subsection 19.03.080(G)

Exhibit 3 – ZCA2018-006 – *MR Maximum Building Height* Land Use application, received dated December 8, 2017
Exhibit 4 – Environmental Checklist, signed and submitted December 8, 2017
Exhibit 5 – Determination of Non-significance issued on December 12, 2017
Exhibit 6 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017
Exhibit 7 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017
Exhibit 8 – Department of Commerce letter, dated April 11, 2018
Exhibit 9 – 2018 Annual Docket Resolution No. 2018-02
Exhibit 10 – 2018 Annual Docket City Council Public Hearing Notice, dated November 7, 2018
Exhibit 11 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018
Exhibit 12 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearings Notice
Exhibit 13 – Open House Poster, dated October 26, 2018
Exhibit 14 – PowerPoint Slides, dated November 7, 2018

Councilmembers asked how building height is measured on sloping ground.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of changing the maximum allowed building height in the Multiple Residential (MR) zone from 50 feet to 33 feet.

David Sigmon, 27918 – 84th Ave. NW, Stanwood

Mr. Sigmon commented on how different jurisdictions measure building height, and mentioned he would like to see a variance of height used and housing allocation impacts.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember FitzGerald added that he would like to have the Planning Commission consider the same height restriction for the Central Business District and the General Commercial zones.

Councilmember FitzGerald moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-006. Councilmember Straughn seconded. Motion carried.

L. AB 160-2018 Public Hearing – 9:00 PM, or soon thereafter

For consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site, and there are no environmentally critical areas on-site

Councilmember Glenn moved to open the public hearing. Councilmember FitzGerald seconded. Motion carried.

Consultant Planner Ray Sturtz, Community Planning Services, 15122 – 169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz submitted the following Exhibits into the record:

Exhibit 1 – City Council Public Hearing report re: ZCA2018-007, dated November 7, 2018

Exhibit 2 – Proposed amendment to GFMC subsection 19.03.080(I)

Exhibit 3 – ZCA2018-007 – *MR Density Bonus* Land Use application, received dated December 8, 2017

Exhibit 4 – ZCA2018-007 *MR Density Bonus* Proposed Amendment Alternatives, dated December 12, 2017

Exhibit 5 – Comprehensive Plan Future Land Use Map with Designated Arterials, dated December 12, 2017

Exhibit 6 – Supporting Comprehensive Plan Goals and Policies

Exhibit 7 – Environmental Checklist, signed and submitted December 8, 2017

Exhibit 8 – Determination of Non-significance issued on December 12, 2017

Exhibit 9 – Verification of Posting & Mailing Determination of Non-significance, dated December 12, 2017

Exhibit 10 – Affidavit of Publication – Determination of Non-significance, received dated December 14, 2017

Exhibit 11 – Department of Commerce letter, dated April 11, 2018

Exhibit 12 – 2018 Annual Docket Resolution No. 2018-02

Exhibit 13 – 2018 Annual Docket City Council Public Hearing Notice, dated October 26, 2018

Exhibit 14 – Verification of City Council Public Hearing Notice Posting, dated October 26, 2018

Exhibit 15 – Affidavit of Publication – 2018 Annual Docket City Council Public Hearing Notice

Exhibit 16 – Open House Poster, dated October 26, 2018

Exhibit 17 – PowerPoint Slides, dated November 7, 2018

Consultant Planner Sturtz asked if all of the Councilmembers had all of the exhibits. They all replied “Yes” they had them.

Councilmember Straughn thanked the Planning Commission for their hard work on looking at this item as he was the one that requested it.

Mayor Hartman opened the public testimony portion of the public hearing for consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site, and there are no environmentally critical areas on-site.

No one from the audience chose to comment on this public hearing.

Mayor Hartman closed the public testimony portion of the public hearing.

Councilmember FitzGerald moved the City Council close the 2018 Annual Docket public hearing regarding ZCA2018-007. Councilmember Hogan seconded. Motion carried.

M. AB 161-2018 Consideration of Gray & Osborne proposal for Sanitary Sewer Effluent Piping and Flow Meter Upgrades Proposal at a cost not to exceed \$11,840.00 and authorization for the City Manager to sign.

Councilmember Straughn moved to approve the Gray & Osborne's proposal for pre-design for a cost not to exceed \$11,840.00 and authorization for the City manager to sign. Councilmember Glenn seconded. Motion carried.

N. AB 162-2018 Consideration of Adoption of Ordinance No. 959-2018 and the Complete Streets Policy.

Councilmember FitzGerald moved to adopt Ordinance No. 959-2018 and authorize the Mayor to sign. Councilmember Hogan seconded. Motion carried.

8. CURRENT BUSINESS

There were no Current Business items for the Agenda.

9. MAYOR'S COMMENTS

Mayor Hartman mentioned the Halloween event – especially commended Carol for all of the work she did. He also commented on the voting results.

10. COUNCIL COMMENTS

Councilmember Glenn commented on Railroad Days, the Halloween event and thanked the Planning Commission for their hard work.

Councilmember Hogan hoped everyone could come support the Granite Falls Fire Department at Playa Bonita on Saturday the 10th from 5-9pm. Proceeds help to support the Fire Department Christmas House for needy families.

Councilmember Straughn mentioned the drivers in the city and likes the sidewalks on Stanley. He also felt the 30 MPH speed limit on that road is too high.

Councilmember FitzGerald discussed the following items:

- School Board Meeting – Students & Staff recognition for their Success in Education
- Reminded everyone he will be on vacation on the 21st and will miss the meeting

- Decrease in the number of trick or treaters at his house

11. CITY MANAGER

City Manager Kirk had the following comments:

- Project updates
 - Kentucky
 - LID
 - Civic Center
- Waste Management increase meeting (first Council meeting in December to discuss)

12. EXECUTIVE SESSION per RCW 42.30.140(4)(a) to discuss Collective bargaining negotiations for 10 minutes with no action to follow.

Councilmember Glenn moved to recess into executive session to discuss collective bargaining for 15 minutes. Councilmember FitzGerald seconded. Motion carried.

13. ADJOURNMENT

Mayor Hartman adjourned the meeting.

City Clerk Darla Reese, MMC

Mayor Matthew Hartman