

City Council Minutes – June 27, 2016

Mayor Laurie Gere called to order the regular Anacortes City Council meeting of June 27, 2016 at 6:00 p.m. Councilmembers Eric Johnson, Ryan Walters, Erica Pickett, Liz Lovelett, John Archibald and Matt Miller were present. Councilmember Brad Adams was absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Finance Committee Report: Finance Director Steve Hoglund reported that the list of budget initiatives presented at the June 14, 2016 City Council special meeting had been emailed out to councilmembers. He asked each councilmember to independently prioritize those initiatives (for tax funded departments only) and return the rankings to him by June 30 for tabulation by staff to inform development of the mayor's 2017/2018 budget. Ms. Pickett asked that seismic bracing of City Hall be added to the list. Mr. Hoglund noted that he removed two items, the police department phone system and the fire department equipment rental replacement fund, both of which would be addressed citywide rather than departmentally in the 2017/2018 budget. Councilmembers discussed methodology and agreed that each councilmember would select and rank only their top 20 items from the list.

Mr. Johnson reported from the Finance Committee meeting the prior Wednesday where the Creekside Village PUD concern about irrigation water charges was discussed. Mr. Johnson advised that the committee was still considering an appropriate course of action.

Planning Committee Report: Mr. Walters said that the June 27, 2016 Planning Committee meeting had been cancelled so there was no report.

Public Comment

No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

Ms. Lovelett moved, seconded by Mr. Johnson, to approve the following Consent Agenda items. The motion passed unanimously by voice vote.

- a. Minutes of June 20, 2016
- b. Approval of Claims in the amount of: \$252,018.67
- c. Resolution 1965: Temporarily Closing Multiple Roads in Skyline between June 28, 2016 and July 8, 2016

The following vouchers/checks were approved for payment:

Voucher (check) numbers: 80982 through 81100, total \$214,677.14
EFT numbers: 204550 through 205369, total \$23,134.69

PUBLIC HEARINGS

Continued Public Hearing: 2016 Comprehensive Plan Update

Planning Manager Libby Grage introduced the final public hearing on the 2016 Comprehensive Plan update. She reported that following the June 20, 2016 public hearing staff had compiled and published on the website a matrix of all public comments received and how they were addressed. Mr. Johnson clarified that the deadline for submitting written comments would not extend past the conclusion of the evening's advertised public hearing.

Mayor Gere invited members of the public to comment on the draft comprehensive plan.

Dan Worra, Executive Director of the Port of Anacortes, 100 Commercial Avenue, thanked the mayor, Council and staff for their extensive effort on the update. He referred councilmembers to the Port's written comments submitted on June 3, 2016 and emphasized two points from that letter. Regarding Policy ED-1.12, Mr. Worra said the Port looked forward to coordinating with the city to develop an Economic Development Strategic Plan and endorsed that policy in the draft plan. Regarding the Subarea Plans called for in the Land Use element of the comprehensive plan, Mr. Worra encouraged a subarea plan for the development of a "transitional zone" or other mechanism that would balance the operational needs of the Port's marine terminal and nearby industrial, manufacturing, and commercial marine businesses with the needs of adjacent neighborhoods.

Jimmy Blais, 510 4th Avenue West, Seattle, representing MJB Properties, thanked the city for its considerable effort on the plan. He referred councilmembers to MJB's written comments previously submitted. Mr. Blais brought up three revisions that MJB would still like to see before the plan was adopted. Regarding the Marine Mixed Use zone, Mr. Blais asked that residential use be listed as a primary use. Regarding Policy LU-8.3(A), Mr. Blais said MJB disagreed with holding all industrial land south of 22nd Street for industrial uses in perpetuity, suggesting that users be allowed to request changes in the future. Regarding Policy LU-8.3(B) and (C), Mr. Blais objected to preservation of the barge channel and industrial waterfront at 22nd Street. He said that calling out a single property for these uses was commensurate with a regulatory taking. Mr. Blais said MJB looked forward to moving forward with development under the new comprehensive plan.

No one else present wished to address the Council.

Councilmembers briefly discussed which topics might require further review, discussion or revision. Mr. Measamer suggested that staff review the comments from the June 20 and June 27 public hearings and bring back briefings and recommendations at the July 18 City Council meeting. He invited councilmembers to submit their suggestions to him for that effort. Mr. Walters encouraged scheduling that review earlier than July 18 and noted that no new substantive changes could be introduced after the close of the public comment period. Mayor Gere suggested holding that discussion at the next regular meeting on July 5. Mr. Measamer agreed and said staff would summarize the comments and topics still requiring clarification in order to facilitate a focused discussion at that meeting.

After inquiring if anyone else present wished to comment on the draft plan, Mayor Gere closed the public hearing on the 2016 comprehensive plan update.

OTHER BUSINESS

Ordinance 2981: Adoption of 2015 Building Codes

Planning Director Don Measamer presented a revised Ordinance 2981 that would adopt the 2015 International codes consistent with the Washington State Building Code Council July 1 implementation. Mr. Measamer advised that after lengthy consultation with the Anacortes Fire Department following discussion of this item at the June 20, 2016 City Council meeting, staff recommended not adopting the Wildland Urban Interface code but did recommend adopting the International Property Maintenance Code and eliminating AMC Chapter 15.12, Smoke Detectors, which was now addressed in the International Building Code. Mr. Measamer referred councilmembers to the strike through/underline version of the ordinance included in the packet materials for the evening.

Mr. Johnson asked the clerk to read back the seconded motion that had been postponed from the June 20, 2016 meeting.

Mr. Walters moved, seconded by Mr. Archibald, to adopt Ordinance 2981 with one change from the version presented in the evening's packet materials: the deletion of AMC 15.05.050.

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

Mr. Walters moved, seconded by Mr. Archibald, to amend the motion on the table to consider the current version of Ordinance 2981 rather than the version presented on June 20. The amendment passed unanimously by voice vote.

Vote on amended motion to adopt Ordinance 2981 amending Anacortes Municipal Code Chapter 15.05, Building Code, relating to the adoption of current editions of International Building, Residential, and Other Codes and amending certain sections, and deleting Chapter 15.12 AMD, Smoke Detectors, as presented in the June 27, 2016 City Council packet: Ayes – Walters, Pickett, Lovelett, Archibald, Miller and Johnson. Motion carried.

Alton R. Daniels Field - Volunteer Park - Artificial Turf Update

Parks and Recreation Director Gary Robinson elaborated on his June 27, 2016 memo included in the packet materials for the meeting. He announced the \$500K donation from the Daniels family to be used to install artificial turf at Alton R. Daniels Field. Mr. Robinson recommended artificial turf as it requires less maintenance and no water or fertilizer, and provides a much more playable, all weather surface. Mr. Robinson addressed health concerns that had been raised regarding crumb rubber infill material and suggested that staff would likely propose a coated crumb rubber product to address those concerns. He advised that he would like to be able to prepare the surface now while a contractor was available to perform that work at a favorable rate, then select and install the turf as full funding became available, ideally before the start of baseball season in March 2017. Mr. Robinson responded to councilmember questions about the lower maintenance costs for artificial turf, health concerns with artificial surfaces, design and permitting for the new surface, stormwater drainage, the expanded range of uses of the resurfaced field, and funding sources for both installation and eventual replacement of the artificial turf. He estimated that total cost of the installation would be \$600-700K and said that in addition to the donation from the Daniels Family the Anacortes Parks Foundation, Anacortes School District, and Anacortes Baseball Club had all expressed interest in the project. Several councilmembers raised concerns about beginning the project without full funding in hand and inquired about time constraints on the project.

Mayor Gere invited members of the public to comment on this agenda item.

Wilhelmus Houppermans, 3412 K Avenue, thanked the Daniels Family for its generous \$500K donation. He suggested possibly installing a small sample of the new surface and soliciting input from field users regarding its performance.

No one else present wished to address the Council on this topic.

Mayor Gere asked Mr. Robinson to speak to the Daniels family, the contractor and other potential donors regarding further funding and time constraints and report back to Council at the next regular meeting. Mr. Johnson asked how many more games would be playable on the new surface. Ms. Lovelett asked to know the long term replacement and maintenance costs of the new surface. Ms. Pickett urged acting quickly to honor the donation from the Daniels family.

Findings of Fact, Conclusion of Law and Decision Associated with the Denial of the Appeal of 38th Street Short Plat and Affirming the Administrator's Tentative Preliminary Approval, SPL-2015-0006

Mr. Measamer presented the Findings of Fact, Conclusion of Law and Decision Associated with the Denial of the Appeal of 38th Street Short Plat (SPL-2015-0006) and Affirming the Administrator's Tentative Preliminary Approval, as directed by majority vote of Council at its June 6, 2016 regular meeting. Mr. Measamer advised that the document, included in the packet materials for the meeting, had been reviewed by staff and the city attorney.

Ms. Lovelett noted that she had recused herself from consideration of this matter at the June 6, 2016 meeting and recused herself from the vote. Ms. Lovelett left the Council chambers.

Mr. Miller pointed out that page 2 of 7 of the document reported the Comp Plan Designation for the project as R1 rather than R2. Mr. Measamer said staff would correct that error.

Mr. Johnson moved, seconded by Ms. Pickett, to deny the appeal and affirm the tentative preliminary approval of the 38th Street Short Plat (SPL-2015-0006) including all Findings of Fact, Conclusions of Law, and conditions on the appeal, and direct the administrator to issue tentative preliminary short plat approval in accordance therewith, including the correction of "R1" to "R2" as noted by Mr. Miller.

Vote: Ayes – Pickett, Archibald, Miller and Johnson. Nays – Walters. Motion carried.

There being no further business, at approximately 7:09 p.m. the Anacortes City Council meeting of June 27, 2016 was adjourned.