



CITY COUNCIL MINUTES

City Council Meeting
Monday, March 6, 2023
7:00 p.m.

CALL TO ORDER

Mayor Styron Sherrell called the meeting to order at 7:00 p.m. and Councilmember Peretti led the flag salute.

ROLL CALL

Present: Councilmembers Whitaker, White, Peretti, Strader, Hall and Whalen.
Absent: Councilmember Ceder

MOTION (Whalen/Hall) "move to excuse Councilmember Ceder from tonight's meeting." **Passed 6/0**

STAFF PRESENT

Finance Director Robbecke, Public Works Director Madden, Police Chief Hernandez, Planning Manager Stahlnecker, and City Clerk Summers.

ADDITIONS/DELETIONS

None.

CITIZEN COMMENT

Jacquelyn Whalen, 13th Ave- 1) Reminder about request made about 4th of July 2022. Would like Council to amend our fireworks code to protect our community. To her knowledge, changes made to fireworks code don't go into effect for a year. 2) Would like to see citizen comment managed differently so that citizens are allowed to speak during citizen comment even if they arrive late and don't get to sign in.

CONSENT AGENDA

A. Check Approval Process

- a. Minutes Approval:
 - i. February 21, 2023, Council Meeting
- b. Claims Approval:
 - i. Approval of checks/vouchers/disbursements numbered 71561 to 71606 in the amount of \$577,239.75.
 - ii. Approval of the payroll disbursement for February 20, 2023, in the amount of \$237,181.68.

MOTION (Peretti/Whitaker) "to approve the Consent Agenda." **Passed 6/0.**

PUBLIC HEARING- Title 17 ADU AMENDMENTS

Planning Manager Stahlnecker gave an overview of the ADU topic and Mayor Styron Sherrell opened the Public Hearing at 7:06 p.m. to take public comment.

Jacquelyn Whalen, 13th Ave- Speaking as Planning Commissioner as well as a citizen who voted against this Ordinance at the Planning Commission. Things to point out in this Ordinance is that 60% calculation of the principal dwelling unit makes the ADU too large. The 1,000 square feet is too big. Not against ADU's, just too big. Impact fees shouldn't be discounted for this large of a unit. There are too many discounts to leverage an ADU. This seems to be changing residential district as well. Lot coverage is well done and hope it stays at 35%. Thank you for your time to work through this very tough subject.

Jacki Strader, 13th Ave- Would like to see a discussion about short term rentals. Short term rentals aren't the solution to affordable housing. Including restriction or discussion now would let anyone building an ADU know what our intent is now and that is that an ADU doesn't solve the affordable housing issue.

Mayor Styron Sherrell closed the Public Hearing at 7:11 p.m.

REGULAR AGENDA

A. Water Rate Study

Public Works Director Madden introduced this item to Council. Kerri Sidebottom and Russ Porter are in attendance to present the water utility rate study. Discussion ensued regarding rate structure goals, revenue vs expenses, planned capital improvements and water utility expenditure forecast. Council was presented with a couple scenarios to move forward with rate increases. The proposals were: 2A) Rate increase to cover operating costs and debt service, cash-fund CIPs, 2B) Same as 2A but with higher rates for out-of-City customers (13% higher), 3A) Rate increase to cover operating costs and debt service, loan-fund large CIPs (over \$500k) or 3B) Same as 3A, but with higher rates for out-of-City customers (13% higher).

Council had numerous questions about the different rate levels presented and lengthy discussion on the presentation. This item will come back to Council on April 3rd.

B. Title 17 – ADU Amendments First Read

Planning Manager Stahlnecker presented this item to Council. The City Council has previously held a study session on the Title 17 ADU Amendments on February 13, 2023, and a Public Hearing on the topic tonight. An updated draft Ordinance was presented tonight based on the February 13th Study Session. The updates to the Ordinance include maximum building coverage, height, rear yard placement, HB1337, impact fees and diagrams. This item is scheduled to come back to Council on March 20th.

Council had concerns and questions regarding a definition of what an ADU is as well as how they differ from multi-generational housing. Council also had questions about separating water and electricity, renting of ADUs, calculating of impact fees and compliance of these properties.

COUNCIL REPORTS

Councilmember Whitaker-

- Appreciate the Water Study and ADU discussion tonight.

Councilmember White-

- Nothing to add.

Mayor Pro Tem Peretti-

- Nothing to add.

Councilmember Strader-

- Thanked Planning Manager Stahlnecker for all the work that she has put into the ADU amendment.

Councilmember Hall-

- Appreciate that Safeway has uniformed security guards.
- 25 families were using the sports court on Sunday. It was good to see!

Councilmember Whalen-

- Meeting at the Milton library Wednesday, March 8th about the Light rail and the routing along I-5 into Fife. You may want to attend so you know what is happening.
- Appreciates the ADU discussion, this is a very critical topic.

DIRECTOR REPORTS

Public Works Director Madden-

- Tri-Jurisdictional Park Board meeting March 8th at Edgewood City Hall.
- Will provide an update on all road projects the first meeting in April.

Police Chief Hernandez-

- We continue to stay very busy.
- We have a new Officer who started today, Stefka Kling. We are at 15 now. Hope to get one more on an be fully staffed by June.


MAYOR'S REPORT

- Council Retreat this Thursday at 10 a.m. Meeting will be in the meeting room at the Milton Activity Center. We have several consultants coming to present. Dirtyz Burgers will be the lunch provider. Let me know if you have dietary issues and we will accommodate that. Agenda will be out 24 hours in advance for sure.

ADJOURNMENT

The meeting was adjourned at 9:02 p.m.

ATTEST:



City Clerk



Shanna Styron Sherrell, Mayor