



CITY COUNCIL MINUTES

September 1, 2015

15728 Main Street, Mill Creek, WA 98012 # 425-745-1891

Pam Pruitt, Mayor
Brian Holtzclaw, Mayor Pro Tem
Sean Kelly
Donna Michelson
Vince Cavaleri
Mike Todd
Mark Bond

September 1, 2015
Regular City Council Meeting
6:00 p.m.

CALL TO ORDER

Mayor Pruitt called the meeting to order at 6:00 p.m.

FLAG SALUTE

Flag Salute was conducted.

ROLL CALL

Roll was called by the City Clerk with all Councilmembers present.

AUDIENCE COMMUNICATION

Bob Mollegaard
17322 116th Street
Snohomish, Washington

Mr. Mollegaard spoke to the Council about East Gateway. He believes the City has missed opportunities for development.

Geraldine Koch
5712 142nd Place SE (Address not confirmed)

Ms. Koch spoke to the need for a senior center or community center in the City. She explained that 25% of the population is seniors.

Gary Bennett
Westfield Homeowners Association

Mr. Bennett spoke to the multi-family development in the City. He stated that the Polygon development has increased traffic on 132nd. He doesn't want to see anymore apartments.

Herbie Martin
14119 42nd Ave SE
Mill Creek, Washington 98012

Mr. Martin spoke to the Council about the need for a Veterans Day ceremony or event in the City.

Wil Nelson
14925 25th Drive SE
Mill Creek, Washington 98012

Mr. Nelson stated that he believes the Council has done a good job honoring the veterans.

Ed Dunn
13514 Seattle Hill Road
Mill Creek, Washington 98012

Mr. Dunn stated that the City does have a Veteran's Monument. However he doesn't think that veterans should have to pay to put their name on the monument.

PUBLIC HEARING

Development Agreement for Proposed Binding Site Plan in East Gateway Urban Village

(Rebecca Polizzotto, City Manager)

The following agenda summary information was presented:

The City of Mill Creek has received a Binding Site Plan Application from Vintage at Mill Creek to subdivide 3.96 acres in the East Gateway Urban Village area (EGUV) for a mixed-use development consisting of two five-story buildings with ground floor commercial/retail and parking with affordable senior residential units above. A total of 216 residential units and 15,539 square feet of commercial/retail are proposed. In addition, three single story garage buildings are proposed on the southern portion of the site adjacent to the existing single-family homes. Landscaping and open spaces are proposed as well as a 50-foot wide vegetated roadway buffer with sidewalk to be provided adjacent to 132nd Street SE. Access to the proposed development will be from 132nd Street SE and road connections are proposed to the west and east via a future public road.

Development in the EGUV zone district requires approval of a detailed master development plan that includes:

1. A binding site plan;
2. An evaluation of the proposal relative to the adopted EGUV Design Guidelines; and
3. A Development Agreement between the developer and the City setting forth conditions for development.

The item before the Council at this time is the required Development Agreement. The Agreement must be approved by the City Council following a public hearing for the project to continue through the review process.

In accordance with RCW 36.70B.170, the Development Agreement must set forth the development standards and other provisions, such as mitigation, that shall apply and vest the development for the duration specified in the agreement. Such obligations are to be consistent with the City's codes and provide mutual benefit for both parties.

The City and Developer have been negotiating a draft Agreement and have agreed on the issues to be addressed in the document. The following issues are addressed in the document:

- Identification of the applicable regulations to be applied to the development. These are defined as the “EGUV Regulations.” These EGUV Regulations include the applicable provisions within MCMC, as well as the EGUV Design Guidelines, the Reid Middleton EGUV Infrastructure Report, any SEPA documents issued under the State Environmental Policy Act, and the Mill Creek Comprehensive Plan;
- The binding nature and vesting of the Development Agreement;
- Occupancy of the building, specifically in relation to the requirement for commercial uses only on the ground floor;
- Transportation and traffic requirements;
- Parking requirements, including reciprocal parking for commercial parking space stalls with other commercial developed properties in the EGUV;
- Design of the public gathering areas along the spine road;
- Provision of public access along the roadway buffer and perimeter trails/sidewalks;
- Maintenance responsibilities within the public right-of-way; and
- Formation, operation, and roles and responsibilities of an owners association.

Commercial Uses on the Ground Floor

Section 9 of the Development Agreement states that the ground floor uses must be commercial in nature and cannot be exclusively accessory to the residential units above. That being said, the agreement does acknowledge that there may be commercial uses that that can fulfill the intent of the EGUV regulations while also serving as accessories to the residential aspect of the project. To address the specific uses that fit into this category, the Agreement calls for the City Manager and the Developer to execute a Commercial Use Agreement. The City and the Developer are still negotiating the specific terms to be included in this Commercial Use Agreement, which will be incorporated in Section 9. A place marker for these specific terms is in the Agreement.

Mayor Pruitt opened the public hearing at 6:13 p.m.

City Manager Polizzotto explained the terms of the Development Agreement. The City of Mill Creek has negotiated an agreement for the development of a Senior Center and Satellite Police Precinct. The developer, Vintage Housing, will build both facilities in conjunction with its 216-unit senior housing project in the East Gateway Urban Village (EGUV). Vintage Housing will build approximately 2,800 square feet of space to be operated and maintained as a senior center by the Northshore Senior Center. Vintage Housing has also agreed to build approximately 500 square feet of space to be used, maintained and operated by the City as a satellite police precinct.

Council and staff engaged in a discussion.

Mayor Pruitt opened the public hearing for comments from the public.

Dave Wood
14904 21st Drive SE
Mill Creek, Washington 98012

Mr. Wood spoke to the proposed senior center. He didn't think the proposal was adequate for the seniors.

Danette Klemens
Executive Director
Northshore Senior Center
7810 87th Avenue
Marysville, Washington

Ms. Klemens spoke in support of the new senior center. She believes this venture is a win-win.

Terry Schuler
Program Manager
Mill Creek Senior Center
16017 96th Lane SE
Kenmore, Washington

Ms. Schuler spoke to the need for this senior center. The current space for the senior center in the Annex Building is not adequate and doesn't meet all of the needs of the seniors.

Geradline Koch
(spoke earlier)

Ms. Koch spoke to the proposed senior center. She is not in support of it and feels a bit blackmailed that its tied to the senior housing development.

Herbie Martin
(spoke earlier)

Mr. Martin spoke to the traffic and parking concerns for the Vintage Housing development.

Karen Brandon
15907 24th Court SE
Mill Creek, Washington 98012

Ms. Brandon spoke in support of the proposed senior center. She believes this is a win-win situation. She emphasized that this center will be free and she supports it.

Gary Bennett
(spoke earlier)

Mr. Bennett asked whether the developer was building low income housing for seniors. The developer answered that it was not low income, it is rent restricted and designed for 55 and over.

Jean DeWitt
1509 148th Place Southeast
Mill Creek., Washington 98012

Ms. DeWitt spoke to the fact that the development needs more parking. She also said the City needs to look at more housing for low income citizens.

Mayor Pruitt relayed for the record that a letter was received from Trisha Cook and copies have been given to the Council. The letter will be entered into the record.

Council discussed the agreement in more detail.

Staff will bring back the agreement at a future meeting for further review with the Council.

The Council took a 5 minute break.

MOTION: At 8:28 p.m., Councilmember Todd made a motion to extend the meeting to 9:00 p.m., Councilmember Bond seconded the motion. The motion passed unanimously.

NEW BUSINESS

City Hall Staff Organization and Expansion Project

(Rebecca Polizzotto, City Manager)

City Manager Polizzotto presented a PowerPoint presentation to the Council. She asked the Council to support the City Manager's staff reorganization plan, support the proposed City Hall expansion Plan and authorize the City Manager to proceed with preparation of design and bid documents for:

- Annex Building Roof
- Annex Building HVAC
- City Hall/Annex Building Remodel
- Public Works Facility

Finance Director Manuel gave a financial update to the Council.

MOTION: At 9:00 p.m., Councilmember Michelson made a motion to extend to 9:30 p.m., Councilmember Todd seconded the motion. The motion passed unanimously.

Council and staff engaged in a discussion. All of the Councilmembers spoke in support of the proposal by City Manager Polizzotto.

MOTION: Councilmember Cavaleri made a motion to support the City Manager's staff reorganization plan, support the proposed City Hall expansion plan and authorize the City Manager to proceed with preparation of design and bid documents for Annex Building roof, Annex Building HVAC, City Hall/Annex Building remodel and the Public Works facility, Councilmember Todd seconded the motion. The motion passed unanimously.

CONSENT AGENDA

Approval of Checks #54092 through #54238 and ACH Wire Transfers in the Amount of \$1,186,726.26.

(Audit Committee: Councilmember Cavaleri and Councilmember Michelson)

Payroll and Benefit ACH Payments in the Amount of \$561,106.92.
(Audit Committee: Councilmember Cavaleri and Councilmember Michelson)

There were no exceptions by the audit committee on the vouchers.

Revised City Council Meeting Minutes of June 23, 2015

MOTION: Councilmember Michelson made a motion to approve the consent agenda, Councilmember Cavaleri seconded the motion. The motion passed unanimously.

REPORTS

Mayor Pruitt reminded the Council about the next Snohomish County Cities (SCC) dinner on September 17.

Councilmember Cavaleri thanked a few specific residents by name that helped in the last windstorm.

Councilmember Michelson will be attending the next Art and Beautification Board meeting. The Board will be giving out the Great Garden awards at the next Council meeting. She also reminded Council about the Shred-it event on September 12.

Mayor Pro Tem Holtzclaw thanked the maintenance crew for their hard work with the windstorm. He also brought up the need to finalize City and Council goals as soon as possible.

Councilmember Todd reported on the last SCC meeting. He also will be participating in the United Way Day of Caring on September 11.

City Manager Polizzotto also thanked the crew for their outstanding service during the windstorm. She also reported on the stone wall on Dumas Road. The Public Works crew is working on repairing the wall.

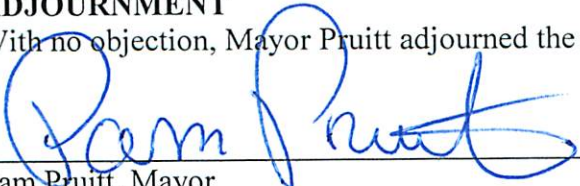
City Clerk Chelin reported that the City may be hosting the SCC dinner in November at the Country Club. More details to come.

AUDIENCE COMMUNIATION

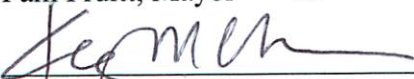
There were no comments from the audience.

ADJOURNMENT

With no objection, Mayor Pruitt adjourned the meeting at 9:23 p.m.



Pam Pruitt, Mayor



Kelly M. Chelin, City Clerk