



MONROE CITY COUNCIL

Regular Study Session Meeting
Tuesday, January 19, 2021 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Rousey, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

MINUTES

CALL TO ORDER

The City Council meeting was held virtually via Zoom. Due to the COVID-19 pandemic, and Proclamation 20-28 issued by Governor Jay Inslee, in-person attendance is not permitted at this time.

Mayor Thomas called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers present:
Davis, Cudaback, Gamble, Rasmussen, Scarboro, and Rousey

Mayor Thomas noted the excused absence of Councilmember Hanford. There were no objections.

Staff present:

Knight, Hasart, Swanson, Feilberg, Farrell, Criswell, Roberts, Huebner, Christian, and City Attorney Lell

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Gamble.

PUBLIC COMMENTS

There were no comments from the public.

STAFF/DEPARTMENT REPORTS

1. Mr. Feilberg provided an Emergency Management update and reported there are currently no appointments available for the COVID vaccine in Snohomish. Discussion ensued about timing of vaccinations and about hospital stay/occupancy rates. Mr. Feilberg provided the following links for those that wish to obtain more information about vaccines:

The direct link to sign up for the Fairgrounds vaccination site
<https://www.signupgenius.com/tabs/13577df01a0cfedc5ac5-vaccine2>

Health District COVID vaccine site <https://www.snohd.org/564/COVID-Vaccine-Info>

Department of Health COVID vaccine website
<https://www.doh.wa.gov/YouandYourFamily/Immunization/VaccineLocations>

COUNCILMEMBER REPORTS

Councilmember Rousey attended the Snohomish Health District meeting, at which various data was provided regarding the COVID pandemic.

Councilmember Scarboro inquired about recent emails received and their dispositions. Staff responded that all were addressed.

Councilmember Rasmussen inquired about the pending letter to the Governor's office in support of opening youth sports. Ms. Knight will discuss this item during City Administrator report.



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MAYOR/ADMINISTRATIVE REPORTS

1. City Administrator Update. Ms. Knight mentioned the extended agenda included in the packet materials.

Ms. Knight shared the draft letter to Governor Inslee's office regarding the Healthy Washington safe start plan. Councilmember Gamble wanted clarification regarding when the Monroe School District was compelled to close to in class instruction. Councilmember Rasmussen suggested using data provided by the state regarding how low the infection rate is among youth to support the request to allow youth sports activity immediately. Councilmember Rasmussen really appreciated the letter. Councilmember Rousey agreed with Councilmember Rasmussen regarding the state data and also liked the letter. She expressed her thanks for it.

2. Mayor's Update. Mayor Thomas informed Council that his meeting this last Wednesday with Representative Del Bene was cancelled but will be rescheduled.

Mayor Thomas met with state Senator Wagoner last Thursday afternoon. Topics discussed included concerns regarding virtual meetings during the legislative session, opening the economy as soon as possible, finishing SR522, and Highway 2. Mayor Thomas commended staff for the legislative materials prepared for his meeting. Councilmember Scarboro shared that communications during the legislative session from our team will be imperative, especially via Zoom.

Mayor Thomas shared he issued a Proclamation commemorating Martin Luther King Jr. Day (included in the packet materials).

EXECUTIVE SESSION

Mayor Thomas noted the need for an executive session and provided the following information:

The City Council will convene an executive session for the purpose of discussing potential litigation with legal counsel pursuant to RCW 42.30.110(1)(i) for five minutes. The Mayor will notify the Interim City Clerk (Ms. Hasart) by text message if the executive session has been extended; and the Interim City Clerk will notify the public. Council is anticipated to take action following the executive session. For purposes of the executive session, the Council will leave the current, publicly accessible Zoom meeting and will join a new Zoom meeting, for which the dial-in information has been separately provided to the Council Members.

The Council meeting was recessed to executive session at 7:29 p.m. for 5 minutes.

At 7:34 p.m. the executive session was extended to 7:44 p.m.

At 7:44 p.m. the executive session was extended to 7:50 p.m.

At 7:50 p.m. the executive session was extended to 7:55 p.m.

The executive session ended at 7:53 p.m.

The Council meeting reconvened to regular session at 7:55 p.m.

Councilmember Hanford joined the Executive Session at 7:44 p.m. Councilmember Hanford was excused from the regular session.



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DISCUSSION

9.1. Legal nonconforming uses in the Tourist Commercial Zone. Mr. Swanson provided a PowerPoint presentation (attached) and information regarding the various options associated with legal nonconforming uses in the City's Tourist Commercial Zone, to include the pros and cons of each alternative. Councilmember Cudaback asked for clarification of the definition of expansion and inquired regarding which would be considered of higher value – tourist versus light industrial. Staff responded. Councilmember Cudaback stated she is not in favor of amending the code but she is leaning toward alternative three as provided in the agenda materials. Councilmember Gamble also expressed his preference for alternative three. He supports grandfathering those property owners that purchased the property before the property was rezoned. Councilmember Rousey is also inclined toward alternative three and is also more inclined to support those that owned before the property's zoning was changed. Councilmember Scarboro clarified that Councilmembers Cudaback and Gamble support alternative three.

There was consensus from the Council for staff to move forward to the Planning Commission with alternative three as presented in the agenda materials.

Mr. Swanson ask for clarification regarding the Council direction...apply alternative three to the Tourist Commercial zone or City wide? Direction was to define alternative three for Tourist Commercial only.

This item will now go before the Planning Commission before being returned to Council.

ADJOURNMENT

There being no further business, Councilmember Scarboro moved to adjourn the Council meeting. Councilmember Gamble seconded. Motion passed 6-0.

MEETING ADJOURNED: 8:17 p.m.

Geoffrey Thomas (Jan 28, 2021 08:58 PST)

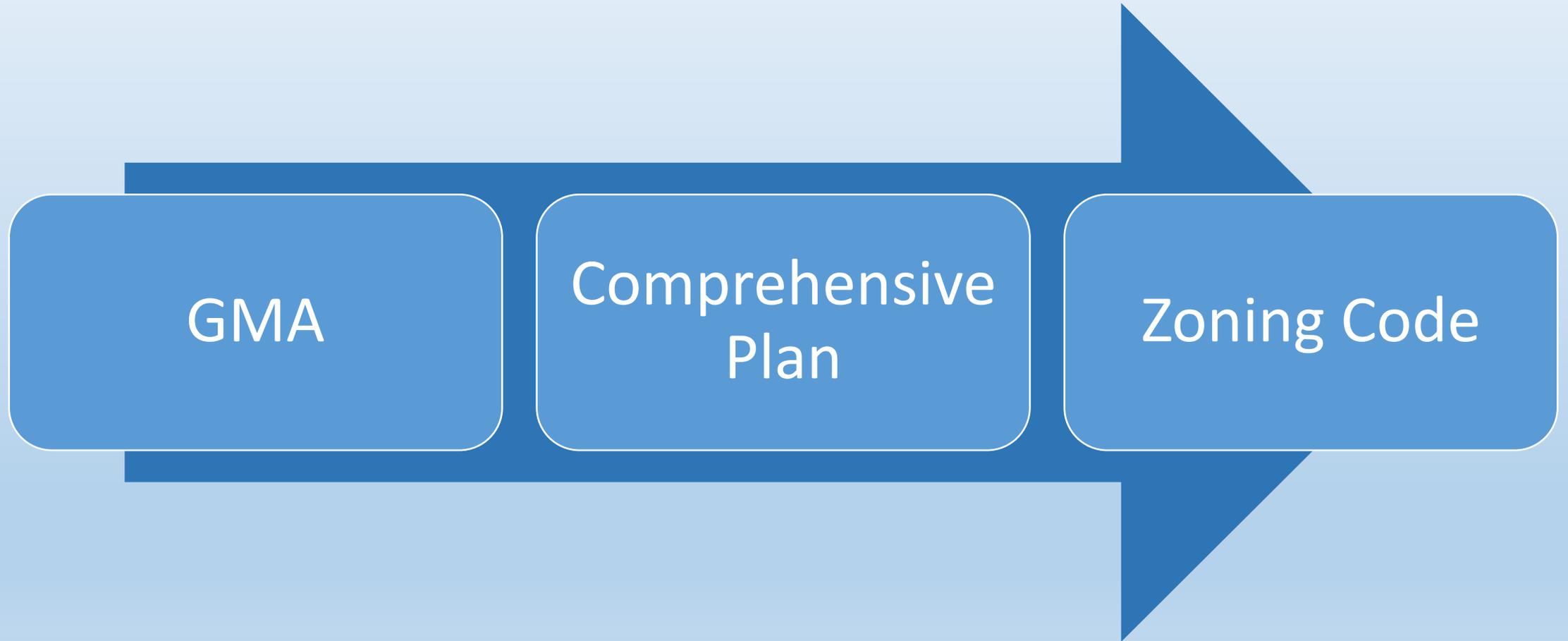
Geoffrey Thomas, Mayor

Rabecca R. Hasart, Interim City Clerk

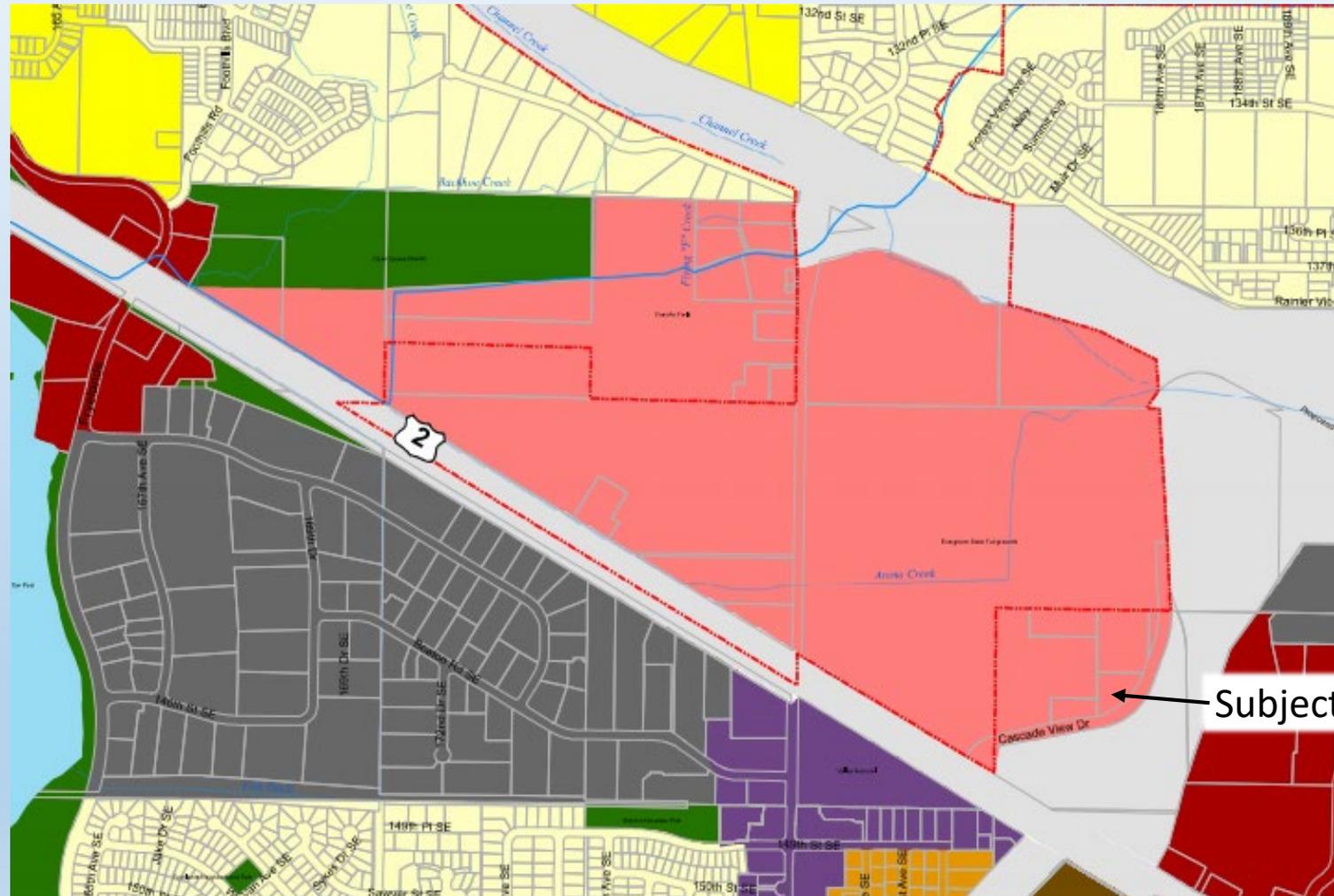
Tourist Commercial Zone

Response to December 1st Public Testimony Regarding Nonconforming
Use - Waeco Construction LLC

Order of Operation (at its most basic)



Comp Plan Designation/Zoning



Subject Property

Aerial View of Subject Property



Comp Plan Designation – Description

Tourist Commercial

The Tourist Commercial designation anticipates a new generation of planning and development in the vicinity of the airport and County Fairgrounds. It welcomes visitor accommodations, entertainment, events, and ancillary commercial development, yet it still may permit business park or related development that may eventually replace the airport. This part of Monroe is geared to serve those who visit, with direct access to a range of transportation infrastructure and unique regional facilities.

Industrial

This designation comprises both light and general industrial uses and may include small-scale ancillary commercial uses. Light industrial includes non-polluting manufacturing and processing, wholesaling, warehousing and distribution and other similar activities, which tend to require large buildings and to generate more large-truck traffic than other types of land uses. General industrial comprises more intensive manufacturing and processing operations than those in light industrial zones. However, all heavy industrial uses (as well as light industrial uses) must meet the performance standards in the zoning ordinance to prevent undue adverse impacts from noise, smoke, dust, glare and other bulk controls.

Waeco – Proposed Improvement



Alternatives and Actions

- Amend allowed uses in the zoning code
 - Would not be consistent with comp plan or RCW 36.70A.040.
- Amend the Comp Plan and zoning maps
 - Would open the zone to industrial type uses
- Amend the nonconforming chapter in MMC
 - Would not redevelop to a use consistent with the comp plan within the 20 year horizon
- Do nothing
 - Hire probability of redevelopment that meets the existing vision

MCC Minutes 01-19-2021

Final Audit Report

2021-01-28

Created:	2021-01-28
By:	Becky Hasart (bhasart@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0a9qx_U1wBUFTZNNWjonkxyFbVbMcMPy

"MCC Minutes 01-19-2021" History

-  Document created by Becky Hasart (bhasart@monroewa.gov)
2021-01-28 - 1:29:08 AM GMT- IP address: 70.90.183.189
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2021-01-28 - 1:29:25 AM GMT
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2021-01-28 - 4:57:58 PM GMT- IP address: 104.47.65.254
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Signature Date: 2021-01-28 - 4:58:09 PM GMT - Time Source: server- IP address: 73.239.188.223
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2021-01-28 - 4:58:09 PM GMT