

EDMONDS CITY COUNCIL APPROVED MINUTES

July 24, 2018

ELECTED OFFICIALS PRESENT

Dave Earling, Mayor
Michael Nelson, Council President
Kristiana Johnson, Councilmember (by phone)
Thomas Mesaros, Councilmember
Adrienne Fraley-Monillas, Councilmember
Dave Teitzel, Councilmember
Diane Buckshnis, Councilmember (by phone)

ELECTED OFFICIALS ABSENT

Neil Tibbott, Councilmember

STAFF PRESENT

Carrie Hite, Parks, Rec. & Cult. Serv. Dir.
Shane Hope, Development Services Director
Scott James, Finance Director
Mary Ann Hardie, HR Director
Kernen Lien, Environmental Program Mgr.
Bertrand Hauss, Transportation Engineer
Brad Shipley, Associate Planner
Jeff Taraday, City Attorney
Scott Passey, City Clerk
Jerrie Bevington, Camera Operator
Jeannie Dines, Recorder

1. CALL TO ORDER/FLAG SALUTE

The Edmonds City Council meeting was called to order at 7:01 p.m. by Mayor Earling in the Council Chambers, 250 5th Avenue North, Edmonds. The meeting was opened with the flag salute.

2. ROLL CALL

Mayor Earling declared a brief recess to facilitate telephone conferencing with Councilmembers Buckshnis and Johnson.

City Clerk Scott Passey called the roll. All elected officials were present with the exception of Councilmember Tibbott. Councilmembers Buckshnis and Johnson participated by phone.

3. APPROVAL OF AGENDA

COUNCILMEMBER FRALEY-MONILLAS MOVED, SECONDED BY COUNCILMEMBER TEITZEL, TO APPROVE THE AGENDA IN CONTENT AND ORDER. MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF CONSENT AGENDA ITEMS

COUNCILMEMBER TEITZEL MOVED, SECONDED BY COUNCILMEMBER FRALEY-MONILLAS, TO APPROVE THE CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY. The agenda items approved are as follows:

- 1. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES OF JULY 17, 2018**
- 2. APPROVAL OF COUNCIL MEETING MINUTES OF JULY 17, 2018**
- 3. APPROVAL OF CLAIM, PAYROLL AND BENEFIT CHECKS, DIRECT DEPOSIT AND WIRE PAYMENTS**
- 4. SECOND QUARTER 2018 BUDGET AMENDMENT**

5. PRESENTATION

1. EDMONDS BICYCLE ADVOCACY GROUP UPDATE 2018

Don Fiene, Edmonds Bicycle Advocacy Group (EBAG), reviewed:

- Benefits of bicycling (Source: Cascade Bicycling Club)
 - Cyclists have a 46% reduction in Heart Disease & 45% in Cancer risk vs Car/ Transit users (British Medical Journal)
 - Cycling 52 mins a week reduces the aging process (Mayo Clinic)
 - Cycling investments provide a 550% return by way of improved Health & reduced Congestion & Absenteeism (CTC Economic Cycle Report)
 - Cycling increases mental capabilities by 15-20% (Univ. of Illinois)
 - Unfortunately our kids are less apt to ride
 - In 1969, 48% of children 5-14 years old usually walked or cycled to school (National Center for Safe Routes to School, 2011)
- EBAG
 - 24 years in Edmonds
 - 501(c)6, non-profit, all volunteer organization
 - Focused on;
 - Advocacy for bicycle friendly streets
 - Bringing Bicycling Education to our Children
 - Raising money and support
 - Promoting the benefits of bicycling & encouraging ridership
- EBAG Goals
 - Safe walking & biking routes to all schools
 - Expand the Edmonds Elementary School participation from 14 to 22 schools
 - Motivate and encourage the parents to become more proactive
 - Develop more bicycle advocates in Edmonds & Edmonds School District
 - Demonstrate to our community the Edmonds “Bike2Health” improvements upon completion
 - Coordinate with our many partners regarding bicycling improvements
- Our partners and supporters
 - Edmonds Mayor, City Council, City Staff
 - Edmonds School District
 - Local & Area State Senators & Representatives
 - B.I.K.E.S. Club of Snohomish County
 - Hazel Miller Foundation
 - Swedish/Edmonds
 - Verdant Health Commission
 - Kaiser Permanente
 - Safe Routes to School
 - Cascade Bicycle Club
- Programs for Healthy Kids and Active Kids
 - "Let's Go Program"
 - Partnership with Cascade Bicycle Club
 - Develops curriculum and trains PE teachers, focusing on bicycle skills and safety education
 - Maintains fleet of bikes and delivers them to each school for a 3-week teaching period
 - Evaluates training effectiveness & monitors for improvements
- “Let’s Go” Impact
 - 8 years in Edmonds School District
 - 16 Elementary Schools/ 4 Middle Schools

- 5K Kids in Edmonds, 21K across Puget Sound
- Costs ~\$3000 per school per year
- Partially supported by Verdant Grant \$32K per year, the rest subsidized by Cascade
- Hazel Miller assists with new bikes and Trailers
- Programs for Healthy & Active Kids
 - “Safe Routes for Schools”
 - Nationwide program managed & funded by WSDOT
 - Large infrastructure grants for improving biking and walking (\$500K+)
 - State wide grants for starting up school district programs with bikes and education (~\$30K)
 - Program development focused on the 6 E's: evaluation, engineering, education, encouragement, enforcement, and equity
 - Goals/Benefits of the program include:
 - Encourage more students to walk & bike to school
 - Reduce traffic congestion
 - Improve student health & academic success
 - Make communities more livable for everyone
- Edmonds Bicycle Routes/Bike 2 Health
 - EBAG has worked with Edmonds Staff over the past (20) years to develop the City Bicycle Network reflected in the City’s Transportation Plan Update (completed every 6 years)
 - Resulting in many miles of bicycle lanes, routes, and trails, including the recent Bike2Health project
- Route Map of proposed and existing bike parking/locker, bike lanes, bike routes, trail/path, bike sharrow, existing and proposed
- Bike2Health
 - Verdant funded (Public Hospital District Wellness Program) 3 year project supporting Edmonds, Lynnwood, & Mountlake Terrace aimed to:
 - Increase ridership and improve safety for bicyclists throughout the (3) cities.
 - Reduce barriers to bicycling by providing end-of-trip, facilities like bicycle parking and by improving wayfinding signage, and
 - Raise awareness about the benefits of bicycling and provide bicycle safety education to the community
 - Completed several critical missing links of the bicycle network for the (3) participating Cities, including:
 - Creating key north / south routes
 - Creating key east / west routes
 - Connecting major destinations (colleges, civic centers, employment centers, Interurban Trail, and parks) transit hubs (Edmonds Ferry Terminal, Lynnwood and Mountlake Terrace transit centers, and Swift bus rapid transit stations).
 - Map of recently completed bike lanes on 76th from 220th to Olympic View Drive and on 212th from 84th to 72nd
 - Installed bicycle wayfinding signs along the major bicycle routes to guide users to key destinations to connect the (3) Cities
 - In total, the project added ~ 6 miles of new bicycle lane and ~ 10 miles of bicycle network connected or improved by installing shared lane markings and bicycle route / wayfinding signage
- Council Support/Aid
 - Promote/support safe walking & biking routes to all schools
 - Support the expansion of Lets Go Edmonds Elementary School participation from 14 to 22 schools
 - Motivate and encourage parents to become more proactive
 - Develop more bicycle advocates in Edmonds & Edmonds School District

- Demonstrate to our community the Edmonds “Bike2Health” improvements
- How to contact the EBAG:
 - Don Fiene – donstr@yahoo.com, 425-299-3418
 - Peter Hallson – “pjhallson@yahoo.com”, 425-673-4816
 - Jan Niemi – “jan_niemi@juno.com”, 425-773-0214
 - EBAG Website - <http://wp.edmondsbicyclegroup.org/>
 - EBAG Facebook Page
 - Meetings every 3rd Wednesday (September through May) 6:45pm @Frances Anderson Center

Councilmember Fraley-Monillas thanked Mr. Fiene, Peter Hallson and Jan Niemi for their efforts on bike routes and working with students, commenting it has been a very successful partnership with EBAG on a totally volunteer basis. She follows EBAG on Facebook.

Council President Nelson commented his oldest son just learned to ride a bike on Sunday which made him think of Mr. Hallson’s work at elementary schools. He asked Mr. Fiene’s whether his role as a former City employee and now as a bicycle advocate was advantageous. Mr. Fiene answered he helped create the City’s Bikeway Plan over 20 years ago as well as updating it in subsequent years. In addition, he is familiar with the Council’s process which is beneficial. As a bicyclist he loves to bike, travel, and take bike tours in other counties and locally. He believes in biking for so many reasons including benefits to the environment, health, congestion relief, etc. Council President Nelson asked if EBAG was actively seeking members. Mr. Fiene answered yes, they reach out to the community and invite the public to get involved. They are also interested in partnering with the walking community because non-motorized grants often have bicycle as well as walking elements. EBAG is considering possibly changing the group to Edmonds Bicycle and Pedestrian Advocacy Group.

Councilmember Mesaros said in preparing for a triathlon, he and his wife had the opportunity to utilize the Interurban Trail by driving to 76th, parking, and riding on the trail. He thanked EBAG for their efforts that make that route possible.

Councilmember Teitzel asked how Cascade Bicycle Club interrelates with to EBAG with regard to promoting events in Edmonds. Mr. Fiene answered Cascade offers a lot of benefits; they sponsor bicycle rides and events, have regular group rides, and support programs financially as well with their expertise via their full-time staff. EBAG met with Cascade last week to discuss this meeting and how to advocate for bicycling.

Peter Hallson, EBAG, an active member of Cascade Bicycle Group and a ride leader, explained Cascade has stimulated bike routes throughout the community including some in Edmonds. Cascade has over 250 ride leaders; EBAG encourages them to use the Bike2Health routes and to increase education which is one of Cascade’s missions. EBAG also gains strength from Cascade when submitting grants for Safe Routes to School and for replacement bikes. The “Let’s Ride” program began with about 30 bikes and today has about 120 bikes and 4 trailers to manage the student load of approximately 6,000 students. That program has been a collaboration between EBAG, Cascade and the funding organizations. He cited the importance of that collaboration as well as the Council’s support of their efforts. Mr. Fiene said Cascade offers frequent group rides throughout area; information about rides is available on Cascade’s website.

Mayor Earling recalled having visits from members of the EBAG the first year he was in office and was impressed with the way the organization has grown and gathered strength. He encouraged EBAG to continue its efforts.

6. AUDIENCE COMMENTS

Dean Olson, Edmonds, requested the Council support the proposed firearm safety ordinance.

Carolynne Harris, Edmonds, commented she has taken in three boys recently; when she needed the police three times, they have been wonderful and helpful. She thanked Shane Hope, Brad Shipley and the members of the task force for developing the Housing Strategy. She supports homes for homeless and hope for the hopeless. She liked the concept of the modules at Edmonds Lutheran. Her immediate concern was there is nothing in Edmonds for the homeless and she supported the shed idea to provide immediate relief for the homeless. She urged the public to look homeless people in the eye, speak to them, smile at them and give them the humanity they need to be recognized.

Elizabeth Brown, Edmonds, a business agent with Teamster Local 763, that represents the 70 employees in Public Works, Parks and Facilities who are struggling to negotiate a labor contract with the City. She asked the City to change direction in their relationship with the employees. The labor contract expired December 31st and they have been in negotiations since August 2017. In the past, they negotiated directly with City officials; this time, despite having the inhouse expertise, the City has paid more than \$38,000 to an outside labor attorney to stall, stonewall and strong arm them. At \$300/hour, the outside attorney does not care how long it takes to bargain the contract, but the Council, the City's leaders, should. This needless expense of taxpayer money and the way negotiations have been conducted have poisoned the relationship with employees. In the past Teamsters stepped up to lead in hard times, for example, accepting unpaid furloughs. Now the economy booming and the City is having a difficult and challenging time filling open positions, yet has decided to show workers that the City does not respect them or the work they do. Their work makes an Edmonds kind of day possible. Teamsters build and maintain streets and sidewalks as well as the City's critical water, sewer, stormwater infrastructure, monitor and protect the quality of drinking water, keep the City's fleet on the road, clean and maintain the City's buildings and public spaces, operate the waste water treatment plant, manage the City cemetery, and tend and care for the City's wonderful parks, flowers and urban forest that make downtown Edmonds a tourist destination. A date for bargaining is scheduled in August; she asked the Council to step up and take a stand to restore relations with employees and bargain a contract that is fair for everyone.

Bill Lambert, Edmonds, Co-Chair of the Edmonds Chapter of the Washington Alliance for Gun Responsibility, and one of hundreds of volunteers who secured over 350,000 signatures in support of I-1639 despite legal action taken to reduce the time to gather signatures, said I-1639 restricts the sale of assault rifles of ages 16 to 21, stiffens background checks and requires safe storage of guns. An effort to pass these restrictions in the legislature during the past year was unsuccessful. I-1639 seeks to bypass restraints imposed by various factions in the community. He hoped Councilmembers were part of the 350,000 who signed to get the initiative on the ballot and asked if they did not, why not? He hoped Councilmembers would speak out publicly during the fall election season to urge other public officials, friends, family and others to support I-1639. The Council has an opportunity tonight to enact a requirement for safe gun storage in Edmonds as has been done by Seattle and King County. He referred to an editorial in the Seattle Times by Joe McDermott that says gun violence can be reduced but cities and counties will have to lead. He hoped the Edmonds City Council would have the courage to be one of those leaders. He urged the Council to send a message to state lawmakers to use their power to save lives or at the very least, allow local leaders to do so. If not now, when? If not you, who will lead?

Emma Johnson, Edmonds, a high school sophomore, said she started practicing lockdown drills when she was five; in kindergarten, they were told to pretend a bear was trying to get into the classroom and they needed to hide and be very quiet. Within a few years, students figured out what they were really practicing for due to frequent news reports about school shootings including a number in Washington State. After the 2011 shooting at Sandy Hook Elementary, experts determined once a shooter was in the school, locking down often made the students passive victims and the likelihood of survival would increase if they knew how to lockdown, escape and fight back. Drills were changed from passive lockdown to non-passive, active

shooter drills; she has been trained to be a frontline of defense against an active shooter. High school and being a teen is hard enough, now teens must deal with the knowledge that school shootings are increasing and lawmakers are failing to protect them so they must protect ourselves. Although difficult to step out of her comfort zone to come to the Council meeting and share her story, she felt it was too important not to. Lives depend on change; tonight she is using her voice to advocate for change. Tonight, the Council has an opportunity to use their vote to be part of that change, and protect her and her peers. Tonight the Council can use their yes vote to say they hear her, represent her and vote to protect her even if they must step out of their comfort zone.

Laura Johnson, Edmonds, a mom, gun safety advocate, and a voter who is paying attention, said in all those roles as well as others, her focus is on children's safety. She didn't need to remind the Council that having an unsecured firearm in home dramatically increases the death rate in teen and young adults who attempt suicide or that having a irresponsibly weapon in a home has resulted in far too many naturally curious children finding the gun and unintentionally shooting themselves or someone else. She didn't need to explain that youth have been negatively impacted by growing up with the increasing threat of gun violence at school because her daughters have described that to the Council. These ordinances are essential; at previous meetings Councilmembers have spoken passionately about the need to address gun violence and at the last Council meeting, it was clear the Council recognized this ordinance will protect children and potentially save the life of a distraught teen. Councilmembers are elected to legislate on citizens' behalf. If the Council leaves addressing gun violence to the people, or chooses not to vote, or delays out of fear, they have chosen not to represent and protect citizens and through their complacency and non-action, by default support the gun lobby. She urged the Council to pass the ordinance and not delay protecting our youth.

Mike Rosen, Edmonds, a member of the Housing Strategy Task Force, thanked the audience members who attended to talk about many subjects, commenting America is at its best when we talk and work things out. He loves the people of Edmonds, they make eye contact, smile and say greet each other. He loves the charm, the unprecedented beauty and the access to it; he tells people he lives at the corner art and nature. He also believes the perfect size for Edmonds was the day after he moved in. His wife moved to this area when the Smith Tower was the tallest west of Mississippi. As Yogi Berra said, "the future ain't what it used to be." People are discovering the Pacific NW in huge numbers because of its great beauty and climate and a lot of great jobs. Last year 1,000 people moved into Seattle every month. Costs are also increasing but wages are not which creates a gap. Currently one-tenth of 1 percent of Americans now own as much wealth as the bottom 90 percent and that gap is growing. Health costs are increasing and bankruptcies as a result of health cost tripled last year. He supports the Housing Strategy because it is good to have a strategy and think about the future and opportunity and options to pursue. Every decision the Council makes has huge impacts and has somebody saying what's in it for me? The Strategy has six objectives; he rephrased the objectives to what he wants, 1) safe homes and safe neighborhoods, 2) ability for the elderly to remain in their homes, 3) diversity among young people and ability build their careers, families and lives in Edmonds, 4) protect the charm and aesthetics of natural spaces, 5) protect property rights and property values, and 6) protect the environment. He agreed it will not be easy and will take a multipronged approach. He urged the public to continue to talk and work together.

Natalie Shippen, Edmonds, opposed raising the height limits in the bowl for any reason, including affordable housing. The Edmonds Housing Strategy contains two methods for breaking the long-time height limit in the bowl; 1) form based development that includes incentive zoning; she suggested striking Next Steps #4 in 9.2 on page 23, and 2) supporting transit oriented development which can include targeted rezoning and code refinement for more intensive development and would apply on the BNSF tracks between Main and Dayton. She recommended striking 1.1 on page 19. The study contains many general statements that need to be edited to foreclose the possibility that loose language could open the door to height increases in the bowl. She requested the Council consider adopting the following directive: "Nothing in this study shall be interpreted as encouragement or permission to break the 30-foot height limit in the

bowl.” Most of the advocates of the housing study have a worthy social goal as their sole purpose, but a smaller determined faction knows there is a lot of money to be made if a well-intentioned study can be rigged and used as a cover to break the 30-foot height limit in the bowl. She urged the Council not to let that happen.

Swan Seaberg, Edmonds, spoke against the proposal to tightening regulations on guns. At 14 years old he was given a rifle and his father taught him about gun safety. When he was in the Marines with many other 18-year olds, who under this proposal would not qualify to buy a gun, there were no problems. Guns are not the problem, it is the attitude of the news media who never call the shooters cowards. He grew up around a lot of guns and never had any problems. Part of the problem is bullying and schools not educating kids in gun safety.

Denise Hotchkiss, Edmonds, shared a personal experience to illustrate why gun safety is such a critical issue. Five year ago, after her oldest daughter was verbally and emotionally attacked and betrayed in a court-ordered meeting with someone she trusted, she went home, didn't talk about her feelings and woke up the next morning feeling hopeless. Knowing the court-ordered meetings would continue and there was no one to protect her, she decided she need it to end. She found a bottle of pills on her bedside table that she considered her sleeping pills and took a large handful of the pills. Fortunately what she considered her sleeping pills were melatonin and a handful causes an upset stomach but no long term effects. At the time, her daughter didn't know that and looked for quickest way to make it end. Had a gun been available, Ms. Hotchkiss believed that option would have been selected. Studies show that approximately 50% of youth suicide are by gun and 90%of those are lethal; 90% of suicide by other means are not lethal. Her daughter is alive today because she did not have access to a gun.

Heather Damron, Edmonds, said she left last week's Council meeting elated, feeling confident the Council would take positive steps toward curbing gun violence in the community. She referred to the NRA and Second Amendment Foundation suing the City of Seattle over their gun safety ordinance and urged the Council not to hesitate. The sooner the safe gun storage ordinance is passed, the sooner it can be enacted; the time for waiting and seeing is over. She was tired of waiting and seeing and holding her breath, tired of waiting for the robo call from the school district about an incident at an Edmonds school. During the past 14 months, she endured her brother, sister-in-law and two friends surviving the Route 91 shooting in Las Vegas; watched the unbelievably tragic and life altering effects of a friend's husband attempt suicide using a gun; and a 12-year old extended family member who was the victim of an accidental shooting during target practice. She was tired of fighting alone and not seeing the same passion in her elected officials. She recalled at the February 20 City Council meeting Councilmember Teitzel said he never wants to hear the words active shooter at Edmonds Elementary or Madrona Elementary and was hopeful that meaningful, courageous action could be taken at the local, state and federal level to address the issue. She urged Councilmembers to summon their courage and pass the safe gun storage ordinances as movement is not being made at the federal or state level.

Rosie Bailer, Edmonds, referred to the list of 14 unintentional shootings by and of children in June in the United States that she read last week, all of whom accessed unsecured guns in homes or cars. This month there have been more including a 4-year old who fatally shot himself with a gun he found in his home and a 2-year old who found a loaded gun and shot himself in head. The Council knows that common sense legislation, such as car seats, seatbelts, bike helmets, smoking prohibitions, have made children's lives safer. The Council knows their actions tonight can and will save lives but are perhaps measuring the blow back from voting on and passing the safe storage ordinance. Councilmembers may wish to delay, wait to see how Seattle fares against the NRA, wait and see if I-1639 passes or assume it will pass and they will not need to act. Councilmembers are elected to act, not wait; every day the Council waits, curious children like her own 4-year old who celebrated her birthday the weekend the children she mentioned, die from unsecured weapons and their own curiosity. Curious children wait for a world that the Council can make

safer tonight; voting no or tabling the vote for later tells her that the Council is afraid of the NRA or with them. A member of Moms Demand Action and a registered voter, she is paying attention.

Cara Ball, Edmonds, said she speaks for those in her family who cannot because they are too hurt or deceased. She joined the “club” on January 6, 1997 when her brother-in-law cowardly committed suicide, when her cousin, an archeologist, was shot walking down the street in Winnemucca, Nevada and now has physical issues as well as mental issues with trust; and on October 24, 2014 when a childhood friend’s child was killed in the Marysville Pilchuck High School shooting. Her father, a nationally ranked rifleman, taught her about gun safety and kept his guns locked up. If someone is having a bad day and cannot control their emotions, they should not have the ability to harm a member of the community. She urged the Council to support the gun storage ordinance, a simple, easy, accomplishable method that responsible gun owners already utilize.

Terry Anderson, Edmonds, a mother, grandmother and a retired educator said people may not realize how much children are being traumatized at school via lockdown drills, drills she has participated in as an educator. Her granddaughter recently told her they no longer hide in a corner of a dark room with the doors locked and the shades down, they wait under tables. Her granddaughter also described being very frightened when they saw a shadow outside the windows and someone rattling the door when they were hiding under the tables and being told it was only the principal checking to see if the doors were locked. She was thrilled Edmonds was considering a requirement for safe gun storage. One of the lockdowns she participated in was a child in junior high who brought a gun to school in his backpack to show his friends and brag about it. It is a parents’ responsibility to prevent a child having access to a gun. She urged the Council to pass the ordinance and was happy to be part of community that values children enough not to terrorize them in a place they should be learning and very happy.

Mark Smith, Everett, Executive Director Housing Snohomish County and Everett, and member of the Housing Strategy Task Force, commended Ms. Hope, her staff and BERK Consulting for their work on the Housing Strategy. As a former City Councilmember and in his current job, he has read hundreds of these reports and attended many community meetings and said Edmonds’ process was one of the better ones. The report includes a lot of numbers and solid research about housing and affordability of housing in Edmonds at all income levels, but housing is not about numbers, it is about homes, having a safe, stable affordable place to live, raise a family and achieve dreams and aspirations. Housing is about breaking the cycle of poverty and investing in children; there are homeless children in Edmonds attending Edmonds schools. Housing is about helping veterans who struggle to reintegrate with society. Housing is about making sure the elderly can continue to live in a place where they’ve spent their lives because housing in Edmonds is not affordable to most income levels anymore. Housing is also about workforce housing; people who work in Edmonds’ stores, clean our houses and teach our children cannot live in Edmonds. He understood the concern and fear many people have and offered to take people on a tour of affordable housing and to meet some of the residents to put the myths and fears to rest.

Sue Charles, Edmonds, referred to affordable housing and the increasing homeless problem she foresaw in Edmonds. Everyone has heart for women and children and want to see people get on their feet and get a hand up in life. She was once an Edmonds foodbank recipient herself. If guidelines are not developed to help the thriving Edmonds community remain the incredible, unique small town it is, there will be no turning back. She questioned whether citizens want to see the 3rd Avenue park, Meadowdale and other parks become tent cities. The homelessness issue is pushing north; the City needs to realize this and plan. She cited problems closer to Aurora such as needles and garbage that are starting to appear as well as an increase in car and home break-ins. She appreciated churches’ involvement to help homeless families and children and people’s willingness to donate, time, and money to charitable institutions. She recalled seeing a woman near Goodwill begging; after calling 911, she was told the woman had been there for days and that was okay. The only solution seems to be building more houses and taxing the community to help this ongoing

influx of people from all states because Edmonds is a sanctuary city. She questioned how citizens wanted their streets to look in the future, how to preserve the Edmonds of the past, and whether citizens want to walk down the streets without needles and human feces. Edmonds needs to act now to prevent what is happening in Seattle, Portland and coastal California. Raising taxes and building more high-rise villages with no thought to parking and community is not the answer for Edmonds.

Mike Hannig, Edmonds, said the gun storage ordinance was poorly worded. He was in favor of keeping guns safe but according to the ordinance, locking the door was not enough, gun owners must have a safe. He agreed children should not be able to access weapons. Next, he was strongly opposed to the Housing Strategy, fearing the City would be raising taxes to pay for the land given away to developers or tax-free development. Nothing is free, people living in Edmonds work hard; for example, he works 2600 hours/year and his wife works close to the same. He feared property taxes would keep increasing to pay for subsidized housing, commenting it was subsidized housing not low income. He was opposed to seeing needles in Edmonds' parks like can be seen in Seattle as well as tents and human feces. Seattle is a laughing stock; San Francisco is #1, Seattle is #2 and he feared the Council wanted to make Edmonds #3.

Michelle Dotch, Edmonds, said the packet for the draft Housing Strategy was incomplete as it did not include the minutes of the Planning Board's July 11 meeting. She referred to the agenda memo which states, "Other comments were not consolidated and ready to include in the Council's July 24 packet, but they will be provided separately in the near future." The July 11 Planning Board meeting included comments from 14 citizens, 1 in favor, 1 in favor with reservations about relaxing code, 1 neutral and 11, including her, opposed to the Housing Strategy moving forward. It is critical the Council have those meeting minutes before making any determination on the strategy. The Planning Board's deliberations and concerns about the language in the Housing Strategy are also not included in the packet. She requested the Housing Strategy presentation be delayed until a complete packet was provided. If the Council claims they want to include citizens, they should be concerned that the wishes of the citizens regarding the strategy are not included in the packet and have not been made available to the public.

Susan Nichols, Edmonds, urge the Council to support any initiatives for low income housing in Edmonds, and not to delay and spend more public money on unneeded studies. There is a clear consensus among housing advocates, professionals, scholars and the community that the lack of affordable housing is the key issue causing more homelessness and putting many in the community at risk of homelessness. Anyone can be at risk of homeless through a healthcare crisis, cancer, domestic violence, disability, or economic calamity. She urged the Council to do the right thing and support strategies to create more affordable housing for low income citizens.

Matt Richardson, Edmonds, said many years ago bloodletting was used, but instead of curing a patient, it made them sicker. LBJ's great society failed, Donald Trump's family made a lot of money building projects while others got poorer, cities like New York City cater to helping the poorest but only made them poorest; more than half of New York City high school graduates are functionally illiterate. Similarly, there are counterintuitive aspects of gun control initiatives. Washington D.C.'s prohibition on firearms and prohibitions on open carry were overturned; the inertia is on the pro Second Amendment side. The counterintuitive nature of current gun initiatives is gun violence is already precipitous; gun violence is decreasing despite the increase in firearms. He questioned the correlation between firearms and homicide; noting the U.S. is England ten years ago. He questioned whether the City would buy gun safes for its residents and why having one's house or car locked wasn't enough. He summarized it was a constitutional right to own a firearm; changing that will require amending the constitution.

Wendy Shaw, Edmonds, said at the core of political and social controversies of tonight's topic on affordable housing is fear; fear of change, of not being safe, of increased crime to person and property, more property taxes and the future of the community. She asked the Council to remove fear from the minds

of Edmonds' citizens so open-mindedness can prevail and the housing crisis can be addressed in a rational manner. One initial action that would ease the fear of the community would be for the Council to make a public, written statement on upholding and enforcing current laws and ordinance regarding unauthorized encampments and to support the Police Department in enforcing such infractions. Edmonds citizens do not want to stigmatize or prosecute homelessness but want those who violate City laws regarding unsanctioned encampments to be prosecuted and camps dismantled. She was a resident of Ballard for near 20 years where leadership allowed unchecked, unauthorized encampments to continue which resulted in a host of problems, problems that led her to move to Edmonds two years ago. Problems included her son passing addicts while walking home from middle school, an aggressive rape at 7:30 a.m. and finding syringes containing heroin at a little league game at an elementary school. She did not want Edmonds to inherit the preventable problems that Ballard has now, and she urged the Council to think deliberately and cautiously when making decisions. A long-term approach to the local homeless situation will require a focused Edmonds task force but the first step is to be clear that citizens' safety is imperative. She recommended the Council affirm and resolve that no unauthorized encampments would be tolerated in Edmonds.

Shawn Clark, Edmonds, referred to the affordable housing issue, commenting one of the common narratives is the City is contemplating making concessions on building and zoning codes to allow for low or no-income housing to accommodate the homeless that currently have few options in Edmonds. For good reason, citizens equating the homeless with the likes of those they have seen collecting on 196th & Hwy 99, camping in Yost Pool and leaving the remains of their recreational activities behind as well as the crimes they commit including mailbox theft and car and home break-ins. There is a fear the City Council will allow facilities that will attract, encourage and enable these people and their behavior, a legitimate concern in the wake of the current opioid and meth epidemic. After reading the draft Housing Strategy, he commended Ms. Hope and the Planning Board, he assured this complex issue was not being taken lightly; every fear, uncertainty and doubt he and others had was addressed or parroted by one or more Planning Board members. Seattle, Ballard and Portland are examples of what tolerance and accommodation of the homeless and their activities does to a city. People want to know that the City and its services are being used appropriately for the protection and sustenance of the current residents; if concessions are made, they should be made for the existing residents. He acknowledged he did not have a solution but suggested lowering the taxes and water and sewer bills.

Kathy Munson, Alliance for Gun Responsibility, relayed the Alliance's strong support for the safe storage ordinance. Gun violence is both a public health and public safety issue which merits a broad and deep set of solutions at every level of government. Research shows that communities, cities and states with more comprehensive gun laws have fewer deaths by gun. Municipalities on the I-5 corridor are taking a strong stand for gun safety. The same day Seattle passed its safe storage ordinance, the Mukilteo City Council passed a comprehensive gun safety resolution. Today, King County Councilmember Joe McDermott introduced a package of gun safety bills and Kirkland is working on a gun safety and community safety package. Yet Edmonds predates them all, solidifying this Council as leaders on gun safety. The youth movement has spoken loudly and clearly on this issue as stated by Emma Johnson who is looking to adults to protect her and her generation. The Council has the opportunity tonight not to fail Emma and her peers. A bill addressing safe storage of firearms died in the legislature during the past session. The Alliance is taking up the cause and working hard to pass I-1639, Safe Schools, Safe Communities. This common sense safe municipal gun storage ordinance reinforces and supports statewide legislation and a culture that will save lives in Edmonds and in communities across Washington.

Denis O'Malley, Edmonds, suggested it was a waste of time and money for the Council to address safe gun storage as it is governed by state legislation. With regard to affordable housing, he often hears there is no affordable housing for baristas and other people who work in Edmonds. He works in Broadmoor and while he would love to be given free housing in Broadmoor; that isn't offered so he settles for Edmonds because it is what he can afford. To the statement that seniors are losing their housing, he suggested it was

due to property taxes and suggested the City freeze seniors' property taxes. Subsidized housing will raise property taxes which will result in more seniors unable to live in Edmonds. He attended the church meeting regarding Blockable units and learned they will be on a first come first served basis, not for Edmonds residents. More people will require more police officers. He was shocked to see the City does not have a contract with the Teamsters, but were getting a new Edmonds sign and spending money on low income housing. He suggested affordable housing was a waste of time and the money should be put toward the police and fire departments and City employees. The Council represents the citizens of Edmonds and he preferred the City settle the contract with the Teamsters instead of spending money on affordable housing.

Mike O'Malley, Edmonds, said to see the City's employees who will be asked to pick up needles and human waste and do other things to keep the City beautiful not have a contract makes him sick. He knows a lot of the Teamsters, sees them cleaning the flowers beds, fixing sewers, etc. He said shame on the City Council for studying affordable housing when the City does not have the money to settle the Teamsters' contract. He expressed concern with the Teamsters who work in the City every day not having a contract and found it ridiculous that the City was sourcing out negotiations to an attorney. He urged the Council to think about the employees who make the City great; Edmonds is one of the cleanest cities due to the employees. He urged the Council to settle the contract before wasting money on a Housing Strategy.

Bill Anderson, Woodway, said he has lived in the Edmonds area and been a member of Edmonds Lutheran Church for 50 years. For the past 40 years, the church has been trying to develop the east lot into housing and are finally working with partners like Compass Housing who have been around for 100 years. He suggested visiting the low-income housing at 190th & Aurora in Shoreline; the units are fully occupied and are not causing any inconveniences for Shoreline. He invited the public to the open house at Edmonds Lutheran on Sunday, July 29 at 12:30 p.m. to see and tour the facility and enjoy free hotdogs and popcorn. This facility has been licensed by the state to last 40-60 years. He summarized the Blockable units will be a service to Edmonds.

Jennifer Delia, and her son Corbin, said her 6-year old son has been homeless twice. She is an Alaskan Native woman, a domestic violence victim; Alaska natives are seven times more likely to be homeless. She wasn't homeless because she wasn't working hard or due to an addiction, it was due to domestic violence and having an autoimmune disease. She will never be able to work full-time. Her son has autism; when she was working full-time and going to school, he had so many medical issues, she had to quit work. She was unable to afford housing or to find anyone to help until she went through the YWCA Pathways for Women program, bypassing the 7-12 year wait for housing. She and her son should be able to live in a home, have stability, a place to cook and a place for her and her son to be productive members of society. She has been homeless for more than 20 of her 33 years. When the public sees a homeless person asking for their help, she urged them to understand the amount of trauma they have endured. Her family has 4-5 generations of chronic poverty; she is the first in her family to earn an AA degree; she plans to finish with a PhD even though she is sick, can't work and receives subsidized housing and food stamps. When her son received a \$20 increase in his disability, the state took \$100 of food stamps away from them, leaving them less than \$900/month and \$190/month in food stamps. If not for subsidized housing, they would be sleeping in the car.

Scott Shriver, Edmonds, said he works hard and could live anywhere but chose to live in Edmond. He expressed concern the City keeps lowering the bar. Every mentor he has ever had has says work hard, catch a couple luck breaks, things will work out. However, on the west coast, it seems people can just quit their jobs and live in Edmonds. He did not support the Housing Strategy, commenting for those needing help, the community will help families and kids. Adding affordable housing will increase problems. He cited the shooting at Dairy Queen, fearing such activity would increase with more affordable housing. He suggested Edmonds focus on the problems it has now, commenting he spent \$160,000 in interest trying to get a building permit in Edmonds.

Matthew Lyons, Edmonds, said the City Council swore an oath to the constitution; the Second Amendment states the right to bear arms in defense of himself, or the state, shall not be impaired. He acknowledged there are a lot of sad stories related to guns, but there is a counterbalance to stories. In the 20th century, 150 million people have been killed by political parties including 1.5 million children killed in Germany. Regarding affordable housing, he has been involved with charities, traveled out of country, and donated food to Edmonds Lutheran; residents in the area have concerns such as walking to Safeway with no sidewalks and passing people camped in front of stores at Aurora Marketplace. He commented on neighbors who have invited homeless friends/family to camp in front of their houses; on her way to the school bus his daughter has to walk by men sleeping in cars and on the sidewalk. He requested a study on the impact to the City of adding more affordable housing.

Michelle Goodman, Edmonds, was opposed to affordable housing although she was compassionate to people's needs. Her two children have a difficult time paying for housing, one recently returned home. Housing reflects what the market can bear, and the City should not get involved in providing affordable housing. She attended Planning Board meetings and disagreed with the assumptions in the study. To the person who said teachers cannot live in Edmonds, she knew of at least ten teachers that live in Edmonds. People who work in Edmonds can work and live in Edmonds; everyone has choices in life. She supported individuals or organizations getting involved to help stop homelessness. She expressed concern with building housing first and dealing with parking and traffic issues later.

Mayor Earling declared a brief recess.

Mayor Earling suggested moving Item 8 before Item 7.

COUNCILMEMBER TEITZEL MOVED, SECONDED BY COUNCIL PRESIDENT NELSON, TO MOVE ITEM 8, PUBLIC HEARING TO CONSIDER THE HPC'S RECOMMENDATION REGARDING PLACING YOST HOUSE ON THE HISTORIC REGISTER, TO ITEM 7 AND MOVE ITEM 7, POTENTIAL ACTION ON AN ORDINANCE RELATED TO THE SAFE STORAGE OF FIREARMS; AND AN ORDINANCE RELATED TO THE REPORTING OF LOST OR STOLEN FIREARMS, TO ITEM 8. MOTION CARRIED UNANIMOUSLY.

7. **PUBLIC HEARING**

1. **PUBLIC HEARING TO CONSIDER THE HISTORIC PRESERVATION COMMISSION'S RECOMMENDATION REGARDING THE ELIGIBILITY OF THE YOST HOUSE LOCATED AT 658 MAPLE STREET FOR LISTING ON THE EDMONDS' REGISTER OF HISTORIC PLACES**

Environmental Program Manager Kernen Lien recognized the property owners in the audience, noting the Edmonds' Register of Historic Places is a voluntary program. He also recognized Historic Preservation Commissioner Laura Johnson in the audience. He reviewed:

- Yost House - 658 Maple Street
 - Nominated for consideration for placement on the Edmonds Register of Historic Places
 - Property owners signed authorization form
- Effects of listing on register
 - Honorary registration denoting significant association with the history of Edmonds
 - Prior to commencing any work on a register property (excluding repair and maintenance), owner must request and receive a certificate of appropriateness from the HPC
 - May be eligible for special tax valuation on their rehabilitation
- Designation criteria

- Significantly associated with the history, architecture, archaeology, engineering or cultural heritage of Edmonds
 - House associated with the early pioneer history and general development of the City of Edmonds.
 - House constructed by the Yost family when they were owners of a local lumber mill.
- Has integrity
 - Original portion of the house is largely intact vernacular style architecture.
 - Have been minor changes to original structure and an addition to the south side of the original house but HPC determined these changes do not diminish the historical value of the original house.
- At least 50 years old
 - Building constructed in 1907 and is 111 years old.
- Falls into at least one of the designation categories, ECDC 20.45.010.A-K.
 - A. Associated with events made that made significant contributions to broad patterns of national, state or local history
 - House associated with the pioneer history and general development of the City of Edmonds
 - B. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction
 - House is significant for its intact vernacular architecture
 - E. Is associated with lives of persons significant in national, state or local history
 - Yost House associated with Yost family, an early pioneer family extensively involved in the early development of Edmonds. The family were active in the lumbering, sawmill, shingle, water supply, telephone, automotive and bus transportation businesses and are the namesakes of Yost Park
- Photographs of John and Georgia Yost and family
- Significant features of house
 1. Shape: Original building is a 2-story rectangular structure with a later addition to the south of the residence
- Recommendation
 - HPC held public hearing on June 14, 2018
 - HPC found the nomination meets the criteria and is eligible for designation on the Edmonds Register of Historic Place
 - HPC recommends the property be listed on the Edmonds Register of Historic Places
 - Ordinance provided as Exhibit 1.

Councilmember Fraley-Monillas inquired about the tax implications with only half the house being historic. Mr. Lien answered one of benefits of being listed on the Edmonds Register of Historic Places is the property owners may be eligible for special tax valuation on their rehabilitation. If the property owners did a renovation on the portion of the house that is designated on the register and it increases the value of the house, they could receive a tax break on that increased value for ten years. Councilmember Fraley-Monillas asked about renovation to the backside of the house. Mr. Lien answered that is not on the register, they would not need to seek a certificate of appropriateness, etc.

Mayor Earling opened the public participation portion of the public hearing. Hearing no comments, Mayor Earling closed the public hearing.

COUNCILMEMBER JOHNSON MOVED, SECONDED BY COUNCILMEMBER BUCKSHNIS, TO APPROVE ORDINANCE NO. 4119, THAT THE CITY COUNCIL TO ACCEPT PLACING THE YOST HOUSE ON THE EDMONDS REGISTER OF HISTORIC PLACES. MOTION CARRIED UNANIMOUSLY.

Mayor Earling announced Item 9.2, Senior Center Lease Amendment Proposal, would be moved to the August 7th Council meeting.

8. ACTION ITEM

1. POTENTIAL ACTION ON AN ORDINANCE RELATED TO THE SAFE STORAGE OF FIREARMS; AND AN ORDINANCE RELATED TO THE REPORTING OF LOST OR STOLEN FIREARMS

Council President Nelson commented he was eager to move forward but recognized Councilmembers may have questions and/or discussion.

Councilmember Mesaros voiced support for the ordinances, commenting this was a moment where the community and City have a chance to act. He was in Arizona the weekend Parkland students started a movement across the country asking elected officials to act and he and his wife participated in the march in downtown Phoenix. One of the messages he heard was the reluctance of elected officials to act. Municipalities do not have a great deal of authority in regard to firearms, that authority is held by the state and federal government, but there are some windows and it was his personal belief these ordinances fell in those windows. The Council has an opportunity to make a statement on this societal issue that Edmonds and communities across the country are facing.

Councilmember Mesaros said in first 21 weeks of 2018, there were 23 school shootings. With regard to how those students got access to firearms, he recognized some may be old enough to own them, but more likely they found them unsecured. He cited another statistic, 17 children or teens are killed every day in this country. If this was a health issue, the public would be appalled and take immediate action to stop it from happening. He noted there are more restrictions on the use of one's vehicle such as insurance, prohibition on talking on a cell phone (without Bluetooth) or texting, requirement for seatbelts and child seats, obeying speed limits, stop sign and signals, using turn signals, etc. This ordinance does not ask for much, it only asks that gun owners secure their weapons and firearms so that unauthorized users cannot break in and use them; that was not extraordinary, it was common sense. He was eager and anxious for other municipalities throughout Washington to do the same which may send a message to the state legislature and they will be willing to act.

Councilmember Teitzel applauded and thanked the members of the audience for their diligent support of safe gun storage initiatives, both at the local level and at the state level via initiative efforts. He shared their passion, explaining he lost a younger brother to a gun suicide many years ago as the direct result of an unsafely stored firearm and he was hopeful the actions the Council takes can prevent such incidents in the future. He had some concern with the complexity of this initiative versus I-1639 and was hopeful I-1639 would pass. If I-1639 passes, the City will need to work through how Edmonds' ordinance squares with the statewide initiative. He supported Edmonds taking the lead and hoped it would embolden other communities to take similar action.

Councilmember Fraley-Monillas said she believes in the Second Amendment and the right to bear arms but wanted people to be careful and safe with their guns. In 2012, her 26-year old nephew shot himself after returning home from the Marines during the Afghanistan conflict era and having difficulty assimilating back into society. Fifteen years before that, her great-nephew was playing with friend and the friend's father's gun and shot and killed the other child. Gun violence affects everyone and in all in many ways. She will support this ordinance for 19-year old Anna Bui, 19 year-old Jordan Ebner, 19-year old Jake Long who were gunned down in Mukilteo and 18-year old Will Kramer who was wounded. She was also saying yes to the ordinance for the victims of the Marysville shooting where in 3-minutes a young man used a gun he took from his parents' house took the lives of 14-year old Zoe Galasso, 14-year old Gia Soriano, 14-year

old Shaylee Chuckulnaskit, and 15-year old Andrew Fryberg, and wounded Nate Hatch. This ordinance is the right thing to do; it does not prevent anyone from owning a gun, it just required guns to be locked up. If the Marysville father had locked up his gun, Zoe, Gia, Shaylee and Andrew would be alive today.

Councilmember Buckshnis wholeheartedly agreed with Councilmembers Mesaros and Fraley-Monillas comments. She is in Wisconsin, the hunting and fishing capital of the world where everyone owns guns. She is unfamiliar with guns but has learned a lot over the past year working with Council President Nelson. She supported the Council moving forward and being leaders. She was willing to be a leader and stand up for this very simple and safe ordinance.

Councilmember Johnson commented the legislature has failed to act; therefore, the people of the state put together an initiative. She thanked Mr. Lambert for work as Co-Chair of the Edmonds Alliance for Gun Responsibility. She was one of the 350,000 signatures for that initiative. She thanked Council President Nelson and the many citizens who lobbied the City Council, noting they were the foundation of participatory democracy in the United States. She was concerned about gun safety, but in the interest of caution, was not willing to support the ordinances for the following reasons: 1) she hoped I-1639 would pass and that the state legislature would take appropriate action, 2) if these ordinances are passed, they will not take effect for 30 days plus an additional 180 days for implementation, a total of 210 days or 7 months, the end February 2019, and 3) the NRA and the Second Amendment Foundation filed a lawsuit against the City of Seattle. She preferred to wait before Edmonds takes action, pointing out Edmonds can wait until the end of February and not lose any time implementing the ordinances. Waiting would allow time to see the consequences of I-1639 and to lobby the state legislature. She assured she supports gun safety but believed the Council should work within the system.

Council President Nelson said our children will judge us for what we did when communities were consumed by gun violence. He thinks about what he will tell his son when he's older, will he say he waited for a citizens' initiative because, as an elected official, there was nothing he could do, there was no law he could write that would make a difference and it is what it is. He rejected that and didn't believe that. Citizens write initiatives, legislators write laws. People are either for or against safe storage in Edmonds; that is the choice. What are Councilmembers doing as legislators to end gun violence; making speeches or sign letters of support? Making speeches don't save lives, laws save lives. Laws on food safety prevent food illness and poisoning, laws on traffic safety prevent car crashes, laws requiring sprinklers and smoke detectors have prevented countless deaths from fires, laws for drinking water protect children from drinking toxins and heavy metals, laws requiring people wear life jackets prevent drownings and laws requiring people to lock up their guns have and will prevent children and adults from harming loved ones. He was unwilling to wait or pass the buck if one child's death could be prevented. This law will save lives which is why he introduced it and supports it and he urged Councilmembers to support it.

COUNCIL PRESIDENT NELSON MOVED, SECONDED BY COUNCILMEMBER FRALEY-MONILLAS, TO APPROVE ORDINANCE NO. 4120, AN ORDINANCE RELATING TO THE SAFE STORAGE OF AND ACCESS TO FIREARMS.

Mayor Earling commented one of the downsides of being the mayor is only being able to vote at certain times. He is not allowed for things like this unless there is a tie and if the motion is regarding an ordinance or finances, he does not get to vote. As he said a couple weeks ago, this is a small thing and several small things need to be done to move the ball and for legislators to take note of the actions taken.

MOTION CARRIED (5-1), COUNCILMEMBER JOHNSON VOTING NO.

COUNCIL PRESIDENT NELSON MOVED, SECONDED BY COUNCILMEMBER FRALEY-MONILLAS, TO APPROVE ORDINANCE 4020, AN ORDINANCE RELATING TO THE REPORTING OF LOST OR STOLEN FIREARMS; INCREASING THE MAXIMUM PENALTY

FOR FAILURE TO REPORT A LOST OR STOLEN FIREARM; ADDING LEGAL PRESUMPTIONS AND DEFENSES REGARDING COMPLIANCE OR FAILURE TO COMPLY WITH SECTION 5.24.070 OF THE EDMONDS CITY CODE. MOTION CARRIED (5-1), COUNCILMEMBER JOHNSON VOTING NO.

9. STUDY ITEMS

1. INTRODUCTION TO DRAFT HOUSING STRATEGY

Development Services Director Shane Hope introduced **Kevin Ramsey, PhD, BERK Consulting**. She recognized there were different opinions about what kind of housing should be in Edmonds and reasonable people can differ with regard to the approach. To clarify misunderstandings, she explained the Housing Strategy is the result of an action step in the Comprehensive Plan the Council adopted in 2015 to develop a Housing Strategy to increase housing affordability for all income levels and to meet diverse housing needs. The action step called for the strategy to be completed by 2019 but there was interest in having that accomplished sooner. Tonight is an introduction of the draft Housing Strategy to begin a discussion with the Council and no action is requested.

Ms. Hope explained between early 2015 and 2018, the Planning Board had housing on its agenda 35 times. The Planning Board took this issue seriously, talked about solutions, problems, and many issues related to housing and some of that work went into the proposed draft Housing Strategy. She appreciated the City Council authorizing and funding development of the Housing Strategy and the Planning Board for taking this issue very seriously. She reviewed:

- Edmonds Housing Strategic Task Force – appointed by Mayor Earling in summer 2017
 - Bill Anderson, Compass Housing Alliance
 - Rev. M. Christopher Boyer, Good Shepherd Baptist Church
 - Chris Collier, Alliance for Housing Affordability
 - Mark Craig, Henbart, LLC
 - Adrienne Fraley- Monillas, Edmonds City Council
 - Jamie Reece, Reece Homes Real Estate
 - Mark Smith, Housing Consortium of Everett And Snohomish County
 - Rob Van Tassell, Catholic Housing of Western Washington
 - Anne Wermus, Edmonds Housing Instability Coalition
- Project Timeline
 - 2015
 - Comp Plan Adopted; Planning Board begins housing discussions
 - July 2017
 - Mayor Earling appoints Housing Strategy Task Force
 - September 2017 – May 2017
 - Evaluation of housing needs and potential actions
 - Six Housing Strategy Task Force meetings
 - May 23, 2018
 - Public Open House
 - June 13, 2018
 - Draft Housing Strategy presented at Planning Board public hearing
 - July – September 2018 (estimated)
 - City Council to consider Housing Strategy for adoptions

Dr. Ramsey reviewed:

- Priority Objectives
 1. Encourage the development of market-rate multifamily housing.
 2. Expand housing diversity in the “missing middle.”

3. Support the needs of an aging population.
 4. Increase the supply of income-restricted affordable housing.
 5. Participate in south Snohomish County strategies to reduce homelessness.
 6. Provide protections for low-income tenants
- Why are housing costs so high?
 - When there aren't enough homes for people, everybody competes for what's available and rents go up
 - People are priced out of the city and drive farther and farther to get to work
 - We need more homes of all shapes and sizes
 - More homes to go around means more of us, from all backgrounds and incomes, can stay and thrive in the city we love.
 - Housing needs in Edmonds
 - Snohomish County HUD Area Median Family Income (AMI), 2017: \$96,000
 - Median family income in Edmonds slightly higher than county as a whole
 - 31% of Edmonds households are renters
 - Renter and nonfamily households much more likely to have lower income
 - Graph of Median Household Income 2011-2015
 - Graph of Edmonds Household Income as a Percentage of AMI, by Housing Tenure
 - Nearly 6,000 households in Edmonds are cost-burdened
 - Over 4,000 are low-income households
 - There is a severe lack of income-restricted housing to meet the need
 - Graph of extremely low income, very low income, low-income, moderate income and above median income households
 - Mismatch between wages and housing costs
 - Nearly 11,000 people work in Edmonds.
 - 60% of these jobs pay less than \$40,000 per year.
 - This is approximately 40% of Area Median Income (AMI).
 - Average rents are unaffordable to these workers.
 - Graph of Affordability of Average Cost Rental Units in Edmonds, September 2017
 - Profile: Home health aide
 - Income: \$26,000 per year
 - Affordable rent: \$840 per month
 - Average rent for a studio in Edmonds: \$1,000 per month
 - Small apartments like studios are in very short supply in Edmonds
 - Edmonds' workforce face long commutes
 - At least 2,400 low-wage workers commute long distances to jobs in Edmonds
 - ~1,100 commute more than 25 miles
 - Graph of very low wage and low wage workers' commutes
 - Housing stock is not aligned with housing needs
 - Shortage of smaller housing types:
 - Over 70% of households in Edmonds have only 1 or 2 members.
 - Yet only 11% of housing units have 1 bedroom or less.
 - Graph of size of households in Edmonds
 - Graph of size of housing stock in Edmonds

Dr. Ramsey reviewed the draft Housing Strategy:

- Priority Objectives
 1. Encourage the development of market-rate multifamily housing.
 2. Expand housing diversity in the "missing middle."
 3. Support the needs of an aging population.
 4. Increase the supply of income-restricted affordable housing.

- 5. Participate in south Snohomish County strategies to reduce homelessness.
- 6. Provide protections for low-income tenants
- Recommended actions to support workforce housing
 - Encourage the development of multifamily housing
 - Focus in TOD corridors
 - Allow for more flexibility in limited locations for:
 - Building heights or density
 - Some parking requirements
 - Unit sizes
 - Simplify the permitting process
 - Increase the supply of income- restricted housing
 - Inventory lands suitable for affordable housing development
 - Contribute to the Alliance for Housing Affordability to support regional efforts to develop affordable housing in or near Edmonds.
 - Profile: Single parent working as a receptionist
 - Income: \$34,000 per year
 - Affordable rent: \$960 per month
 - Average rent for a 1-bedroom apartment in Edmonds: \$1,200 per month
 - Small apartments are in very short supply in Edmonds.
- Recommended actions to support family housing
 - Allow for greater diversity of housing types
 - Townhomes
 - Duplexes
 - Clustered cottage housing
 - Small-lot single-family homes
 - Current Edmonds housing inventory (2017)
 - Multi-family (5+ units) 30%
 - Multi-family (3 or 4 units) 5%
 - Duplexes 2%
 - Single family 63%
 - Profile: Veteran fire fighter and part-time barista supporting family of 4
 - Household income: \$83,400
 - Affordable rent: \$2,085 per month
 - Average rent for single family home: \$2,400
 - Affordable family housing options are in short supply
- Example: Portland's Infill Design Project
 - Goals
 - Allow for infill development in residential neighborhoods.
 - Increase diversity of housing options.
 - Ensure the design of new development is consistent with neighborhood character.
 1. Scale of houses: Smaller houses that better fit existing neighborhoods
 2. Housing options: More housing options for people's changing needs
 3. Narrow lots: Clear and fair rules for narrow lot development
 - Actions
 - Convened residents and stakeholders to develop several housing prototypes that meet regulations and design standards.
 - Allowed for speedier permitting of projects that used the prototypes
- Recommended actions to support senior housing
 - Partnerships to support aging in place, such as:
 - Home modifications
 - Shared housing

- Transportation
 - Recreation & socialization
 - Other services
- Property tax or utility rate relief for low-income
- Reduction of code barriers to senior-serving retirement homes and assisted living
- Relax requirements for accessory dwelling units (ADUs)
- Aging in Edmonds
 - 20% of residents are age 65+
 - Over 7,000 more residents will reach the age of 65+ over the next 10 years
 - Over 1,900 senior households are cost-burdened
- Example: Accessory Dwelling Units (ADU)
 - Benefits of ADUs
 - Expand affordable housing options in existing single family areas with minimal impacts on community character.
 - Provide a source of income to homeowners who are struggling to afford rising housing costs.
 - Provide a separate living space for an aging family member in need of support or care.
 - ADUs in Neighboring Communities
 - Mountlake Terrace is encouraging ADUs
 - More flexible requirements
 - Providing guidance materials for homeowners
- Potential actions to address homelessness
 - Explore partnerships with the County, south county cities, and nonprofit service providers
 - Explore opportunities to support and reduce barriers to the development of permanent supportive housing
 - Consider reducing barriers to single room occupancy housing
 - Consider reducing barriers to the development of temporary shelters such as tiny home villages.
 - Explore partnerships to keep and expand winter shelter programs.
 - Edmonds is currently conducting a separate assessment of the needs of homeless residents and options to address those needs. This study will be used to refine and prioritize potential actions.

Ms. Hope reviewed:

- Recommended and potential actions by priority objective
 - Recommended Action - Objective 1: Encourage the development of multifamily housing
 - Support transit-oriented development along current and future transit corridors.
 - Allow greater flexibility in multifamily zones
 - Reduce residential parking requirements in targeted areas
 - Provide for a fast, predictable, and user-friendly permitting process
 - Provide density bonuses for projects that set aside income restricted units
 - Explore the application of “micro-housing” style developments.
 - Recommended Action - Objective 2: Expand housing diversity in the “Missing Middle”
 - Allow more flexible requirements for accessory dwelling units and backyard cottages
 - Allow for more housing diversity in some single-family areas
 - Townhomes
 - Duplexes
 - Clustered cottage housing
 - Small-lot single-family homes
 - Recommended Action - Objective 3: Support the needs of an aging population
 - Pursue partnerships to support aging in place
 - Explore property tax relief

- Recommended Action - Objective 4: Increase the supply of income-restricted affordable housing
 - Conduct an inventory of public and non-profit land suitable for affordable housing development
 - Allocate City resources to support new affordable housing development targeted at 0–30 percent AMI
 - Pursue Section 8 voucher allocations
 - Encourage the use of available grants and tax credits for affordable housing development
 - Expand the multifamily tax exemption (MFTE) program
 - Explore the development of an inclusionary zoning program
 - Keep reduced development fees for low-income housing

COUNCIL PRESIDENT NELSON MOVED, SECONDED BY COUNCILMEMBER MESAROS, TO EXTEND THE MEETING FOR 30 MINUTES. MOTION CARRIED UNANIMOUSLY.

Ms. Hope continued her review:

- Potential Action – Objective 5: Participate in south Snohomish County strategies to reduce homelessness
 - Explore partnerships with the County, south county cities, and non-profit service providers
 - Explore opportunities to support and reduce barriers to the development of permanent supportive housing
 - Consider reducing barriers to single room occupancy housing
 - Consider reducing barriers to the development of temporary shelters such as tiny home villages
 - Explore partnerships to keep and expand winter shelter programs
- Recommended Action - Objective 6: Provide protections for low-income tenants
 - Create requirements to provide fair housing information
 - Create anti-discrimination requirements for
- Next steps and proposed timeline
 - City Council
 - Review draft Strategy July 24
 - Hold public hearing August 21
 - Discussion & direction on August 28
 - Optional: Finalize September 4
 - Implementation of specific actions
 - Fall 2018 – 2019 (with some later)

Council President Nelson said he wants a Housing Strategy for Edmonds, not Anytown USA. In looking at other housing strategies in the state, there are a lot of similarities. He wanted to see Edmonds in the Housing Strategy, not just statistic and numbers. He emphasized the issue is not just housing, it is homes. He also wanted a strategy that acknowledges and addresses the concerns and questions the public expressed tonight and in past public forums. Those questions need to be answered; for example, will it raise or lower property taxes? Will more homes increase crime or will there be no change? Will more homes increase traffic and congestion? What communities in this region have successfully tackled this problem? How have more ADUs impacted Mountlake Terrace? What is the fiscal impact of having more affordable housing in a community? How many jobs are created? How much local and state tax revenue is generated? What are the economic benefits for the entire community? Do people who spend less on rent have more money to spend on necessities and support local businesses? Do more affordable homes save taxpayers and governments that would otherwise spend money on emergency room visits, police calls, jail beds?

With regard to the missing middle, Council President Nelson said it is clear public engagement is missing and he wanted to see more of that in the strategy. He noted Kirkland and Issaquah both had surveys that

resulted in specific objectives. For example, Kirkland has a neighborhood character goal, to maintain and enhance the unique residential character of each city neighborhood. Issaquah provided a variety of approaches to limit and mitigate teardown of residences in established neighborhoods. Edmonds' strategy could include objectives that were the result of public input. He liked the idea of ADUs, but did not like the idea of tiny homes, finding them similar to jail cells. He needed to see how the housing strategy makes sense in Edmonds and found that missing in the proposed draft.

Councilmember Fraley-Monillas inquired about the minutes of the last Planning Board meeting. Ms. Hope explained the draft minutes were not available in time for tonight's meeting because the minute taker was on vacation. The minutes will be prepared well in advance of the next discussion; tonight is not the conclusionary meeting. The Council was provided a packet of other comments that have been received.

Councilmember Fraley-Monillas asked about heights in the bowl. Ms. Hope answered there is no intent in the strategy to raise heights in the bowl. Councilmember Fraley-Monillas commented some of the strategy is directed at Hwy 99 and other areas. Ms. Hope agreed, the strategy is intended to be citywide, recognizing there are certain areas including Hwy 99 where some of the actions are appropriate. Councilmember Fraley-Monillas agreed heights, view blockage, etc. are not issues on Hwy 99.

Councilmember Teitzel referred to the work the Puget Sound Regional Council (PSRC) is doing on growth planning through Vision 2040 and Vision 2050, commenting the draft strategy fits well within that framework and takes into account the PSRC's plans and objectives. He referred to a comment in the July 27, 2018 Planning Board minutes by Board Member Crank who said she previously lived in Mountain View, California, that used a Below Market Rate (BMR) program as one of its housing strategies. The program required developers of multi-use projects to set aside 10% of all new housing units for low and moderate-income persons. She recalled that, at the public hearing, citizens were concerned that the Housing Strategy would result in a flood of people into Edmonds, but this was not part of the conversation in Mountain View because the program established priorities for who could live in the units. Based on a priority system, first preference was given to Mountain View public safety employees, public school teachers who work in Mountain View, households who live in Mountain View and households who have worked in Mountain View for at least two years. The program was all about serving people who are already contributing members of the community which she believes is also the spirit of the draft housing strategy.

Councilmember Teitzel presumed if Mountain View was able to pursue that strategy, it did not violate federal law and asked if it would violate Washington State law. Ms. Hope answered it depends, if the City funded the project, those type of requirements could be established. If the City does not fund the project, all those restrictions likely could not be placed on a project. Councilmember Teitzel read from Planning Board Member Crank's comment, the program required developers of multi-use projects to set aside 10% of all new housing units for low and moderate-income persons. Ms. Hope answered there are ways the City could do that such as inclusionary zoning.

Councilmember Mesaros commented this is a good beginning; there will be a lot of questions to discover and answer which is the reason for the process and gathering more public input. He asked if increased taxes were anticipated as a result of this strategy. Ms. Hope said she did not expect an increase in taxes; if the Council follows through with plan, there is no expectation the City will spend large amounts of money on housing. Much of the strategy is related to partnerships, working with others to see what can be done as well as some code amendments to allow different things to occur. She did not see any change to taxes as a result of the Housing Strategy unless the Council chooses something different.

Councilmember Mesaros commented the missing middle is a key factor in Edmonds such as the ability to downsize. After raising a family in a 4-bedroom house near the Sherwood neighborhood, it was fun to watch a young family move in when he and his wife moved to 2-bedroom condominium. They were

fortunate that opportunity was available when they wanted to make that move. The economics of families moving in will provide additional revenue for City. He emphasized the Housing Strategy is a strategy, a lot of planning will follow. He summarized people are moving here and the City needs to prepare.

Councilmember Fraley-Monillas commented there was not much in the strategy about senior housing and veteran housing. She suggested coalition building to create that type of housing was important. Ms. Hope responded diverse housing needs includes veterans, seniors, families, etc.

Councilmember Mesaros commented Compass Housing Alliance who is partnering with Edmonds Lutheran Church on their project have been meeting housing needs in the community for 100 years. Approximately 12-15 years ago, Compass built a facility specifically for veterans on 200th, south of Costco in Shoreline. The firm he was associated with for 22 years helped raise \$4 million in private philanthropy for that facility and the project received a number of government grants. The building looks like a nice, ordinary apartment building and it is not apparent it is subsidized housing for veterans. He anticipated with partners like Compass, there will be other quality projects.

Councilmember Teitzel commented he was very partial to the needs of the senior population, noting he was Medicare eligible. Edmonds has the highest average age in Snohomish County and a lot of seniors want to age in place in Edmonds. For that reason, he likes the proposal related to ADUs and DADUs which will enable people to stay in Edmonds.

Councilmember Johnson commented the State of Washington has a deferred tax program for low income seniors; application forms are available from the Snohomish County Assessor's Office. For anyone having difficulty paying their utility bills, she suggested contacting the utility for a reduce rate; Edmonds, the PUD and Snohomish County all have programs.

Mayor Earling asked Ms. Hope to pass on his thanks to the Edmonds Housing Strategic Task Force. He was encouraged by the draft strategy, noting there was still time in the process to answer questions. He emphasized this was a strategy, not immediate direction. He recognized the man who spoke tonight who said he read the entire report and it answered most of his questions. He encouraged the public to take the time to read the report.

2. SENIOR CENTER LEASE AMENDMENT PROPOSAL

This item was rescheduled to the August 7 Council meeting.

3. CRITICAL AREA ORDINANCE UPDATE

Environmental Program Manager Kernen Lien reviewed.

- Background
 - Completed CAO update in May 2016
 - June 2016 Department of Ecology Issues updated Wetland Guidance in Publication No. 16-06-001
 - Updated Wetland Guidance Incorporated into Shoreline Management Program
 - Shoreline Management Act vs. Growth Management Act
 - Within shoreline jurisdiction, the SMA rules
 - Outside of shoreline jurisdiction, the GMA and CAO rule
 - As a result, the City had two wetland regulations, one that applied in shoreline jurisdiction and one that applied outside of shoreline jurisdiction
 - SMP Periodic Review
- SMP Excepted Sections

- ECDC 23.50.010.B, Wetland Ratings.
- ECDC 23.50.040.F.1, Standard Buffer Widths.
- ECDC 23.50.040.F.2, Required Measures to Minimize Impacts to Wetlands.
- ECDC 23.50.040.K, Small, Hydrologically Isolated Wetlands
- History Repeats Itself (almost)
 - Public Hearing before Planning Board on July 11, 2018 and forwarded recommendation to City Council to update to the 2016 guidance
 - Ecology issues new wetland guidance on July 12, 2018
 - “If you are a local planner in the process of updating your CAO, we recommend that you use these modified wetland buffer tables in your update.”
 - Staff is seeking verification of the Council’s intent to have the most recent wetland guidance incorporated within the City’s wetland regulations
- Ecology 2018 Wetland Guidance
 - “We made the changes based on public feedback and our own review of the reference wetland data used to calibrate the Washington State Wetland Rating System. We knew we needed to make modifications in the grouping of habitat scores.”
- Wetland Buffer Requirement Tables

2016				
Table XX.1 Wetland Buffer Requirements for Western Washington If Table XX.2 is Implemented and Corridor Provided				
	Buffer Width (in feet) based on habitat score			
Wetland Category	3-4	5	6-7	8-9
Category 1: Based on total score	75	105	165	225

2018			
Table XX.1 Wetland Buffer Requirements for Western Washington If Table XX.2 is Implemented and Corridor Provided			
	Buffer Width (in feet) based on habitat score		
Wetland Category	3-5	6-7	8-9
Category 1: Based on total score	75	110	225

- Does the Council wish to have staff update the wetland regulations consistent with the most recent wetland guidance from the Department of Ecology?

It was the consensus of the Council that they wanted staff to update the wetland regulations consistent with the most recent guidance from Department of Ecology.

10. REPORTS ON OUTSIDE BOARD AND COMMITTEE MEETINGS

Due to the late hour, this item was omitted from the agenda.

11. MAYOR'S COMMENTS

Mayor Earling encouraged the public to attend the Police Department open house on Thursday from 6 to 8 p.m. at the police station. He reported hundreds of people enjoyed the Sand Sculpture Contest at the beach today. For the first time, he judged the great artwork created by younger participants.

12. COUNCIL COMMENTS

Councilmember Mesaros reported he also had a delightful time at the Sand Sculpture Contest at Marina Beach this afternoon. He completed a triathlon on Sunday and came in third out of four in his age group.

Council President Nelson said both of sons were at the Sand Sculpture Contest today. He thanked Councilmembers and citizens who spoke tonight in support of safe gun storage, particularly Moms Demand Action and the Alliance for Gun Responsibility.

Councilmember Fraley-Monillas commented she was proud of Edmonds and the Council tonight.

Councilmember Teitzel thanked the citizens who attended tonight in support of the gun storage initiative as well as those who spoke for and against the Housing Strategy as citizens expressing their well-thought out opinions help the Council make better decisions.

Councilmember Johnson thanked the Council for allowing her to participate by phone. She announced a woman doing a marathon walk will walk from Mukilteo to Edmonds on August 9 and from Edmonds to Seattle on August 10 and suggested walkers consider joining her. Additional details will be available on My Edmonds News.

13. CONVENE IN EXECUTIVE SESSION REGARDING PENDING OR POTENTIAL LITIGATION PER RCW 42.30.110(1)(i)

This item was not needed.

14. RECONVENE IN OPEN SESSION. POTENTIAL ACTION AS A RESULT OF MEETING IN EXECUTIVE SESSION

This item was not needed.

15. ADJOURN

With no further business, the Council meeting was adjourned at 10:33 p.m.


DAVID O. EARLING, MAYOR


SCOTT PASSEY, CITY CLERK