

# STEILACOOM TOWN COUNCIL

## MINUTES

Tuesday, March 1, 2022

6:30 p.m.

### A. Call to Order and Roll Call

1. **Mayor Muri** called the regular meeting of the Steilacoom Town Council to order at 6:30 p.m. on Zoom.
2. In attendance were Mayor Muri, Councilmembers Neal, Henderson, Crumley, Franklin and Grasher. Staff members in attendance were Town Administrator Loveless, Attorney Hoffman, Public Works Director Burlingame, Town Planner Fortner, and Administrative Assistant Gibelyou.

### B. Pledge of Allegiance

1. **Mayor Muri** led the attendees in the Pledge of Allegiance.

### C. Approval of Agenda

1. **Councilmember Franklin** moved and **Councilmember Henderson** seconded to approve the modified Council Agenda of March 1, 2022, swapping the placement of AB 3156 and AB 3155, and moving AB 3153 from the Consent Agenda into Introduction/Action.
  - i. **All:** Yes

### D. Presentation

#### 1. *Mill Site – TIF Public Amenities Options*

- i. Rand Bellar, Bob Stowe, and Briahna Murray gave a follow-up presentation to the one given in January, explaining the potential of Tax Increment Funding and what that public-private partnership would mean for the Town. They walked through the potential amenities such an arrangement could bring and answered questions from Council on the potential risks.

### E. Consent Agenda

1. *Minutes of February 15, 2022*
2. *Approval of Payroll Checks #117429 - #117437 in the amount of \$173,561.16*
3. *Approval of Claims Checks #117466 - #117513 in the amount of \$96,966.88*
4. *Chamber of Commerce – 4th of July (AB 3152)*
  - i. **Councilmember Neal** moved and **Councilmember Henderson** seconded to approve the items on the consent calendar.
    1. **Yes:** All

### F. Audience Input on Non-Agenda Items

1. *Elizabeth Perry – 813 Lewis Lane, Steilacoom:* As a part of the development of the property located at 1324 Union Avenue, she wanted to bring the possibility of a developer-funded crosswalk to Council for consideration in the future. They have 15-20 children within three streets of their block. She suspects those children will want to cross Union to Cormorant and the new development as they age and make more friends.

## G. Public Hearing

### 1. The Columns B&B Conditional Use Permit (AB 3155)

- i. **Councilmember Franklin** motioned and **Councilmember Neal** seconded to open the public hearing.
- ii. **Town Planner Fortner** delivered the staff report and answered questions from the Council, alongside applicant Daren Falter.
- iii. **Mayor Muri** invited public comments.
  1. *Judy Bittenbender – 307 Henley Court, Steilacoom:* The owner of The Columns intends to hold title as a Limited Liability Company (LLC). She believes this is evidence that this permit request is a workaround to part of the Steilacoom Municipal Code (SMC), requiring the owner of the inn to reside in it. This is a business venture in a single-family zone. She also noted that no meals will be served. This moves it away from the definition of “bed and breakfast,” and she would like to see it called a hotel, motel, or Airbnb for accuracy. The inn is currently listed on the website for Airbnb and she questions that listing, citing a bed and breakfast website as a more appropriate location. She asked Council to not grant a conditional use permit and thanked them for their consideration.
  2. *Susan Mann – 1215 Sequalish Street, Steilacoom:* They have lived in their home for 20 years. They are building a new home at 502 Frederick Street. They will be closer to The Columns when they move, but are already nearby. She is intrigued by Ms. Bittenbender’s comments. In theory, they are not opposed to a legitimate owner-operated bed and breakfast that complies with Town requirements. In practice, they are concerned by the idea of anything that looks more like an Airbnb in a family neighborhood. They also have concerns about parking on Frederick Street and have contacted Town Planner Fortner about it. She would like to see no parking on the Frederick Street side of The Columns. Other people sometimes park vehicles there that really do not fit and make it difficult to get through.
  3. *Richard Callison – 1302 Starling Street, Steilacoom:* He is directly across the street from The Columns. He has found past renters of the Bed and Breakfast to be very courteous and is in support of it continuing to operate. He also responded to Ms. Mann’s observations about parking on Frederick Street. He has a hardwood flooring company and does regularly park a pickup there, but nothing he believes to be obtrusive. He thinks there is plenty of parking at The Columns and that street overflow will not be an issue. He has not seen any parties on the property and does not see where this business would have a negative impact on the community.
  4. *Marianne Bull – 702 Lafayette Street, Steilacoom:* She lives next door to Mr. Falter’s long-term rental, which was formerly a short-term rental. She has always been impressed by how Mr. Falter has run his rentals. He is very responsive and responsible, not only to his renters but his neighbors. She highly recommended him as someone who will be on top of things. She believes this type of business is not only appropriate for a residential area but needed. People scoping out the area prior to a move or those visiting family are common. She has not seen parties be a problem and noted that, historically, hotels were in Steilacoom. She does not see many other properties that would be better suited for a bed and breakfast, but she would like to see breakfast served so it will fit into the definition of one better. She also does not believe parking will be a problem.

5. *Louise Hull – 1307 Nisqually Street, Steilacoom:* Her house sits over Mr. Callison’s house and she can see The Columns. She has lived there for 29 years and thinks the bed and breakfast is a great addition to the Town. Renters have been quiet. She predicts the number of people renting will increase as they know it exists and thinks it fits the historic quality of Steilacoom.
  6. *Karen Meyer – 1211 Starling Street, Steilacoom:* She met Mr. Falter at the Town Annual Garage Sale and was open to him running a bed and breakfast. She is concerned about who will be living there since Mr. Falter is no longer residing at the property, however. She has had difficulty contacting the current occupant about issues with their landscaper. He has been blowing leaves towards a nearby drain and not picking them up. Her attempt to intercede was ignored. She wants to know if there will there be someone who can answer the door to respond to such incidents.
  7. *Tim Enfield – 69 Jackson Street, Steilacoom:* He commended Mr. Falter for his community support but is concerned about an LLC being the owner instead of him. The owner not being on the property concerns him. It is important to him to know and trust neighbors when there are a lot of people transferring in and out. An LLC is not a neighbor, in his opinion.
  8. *Marilyn Martinetto – 2300 Worthington Street, Steilacoom:* She has written several commentaries on this topic. She opened by noting that this hearing follows one on short-term rentals, held about a year ago. It was ruled that short-term rentals would not be allowed. She cited the importance of zoning, and that allowing this exception would open the door to others. She questioned if Steilacoom wants residential zones to be residential or commercial. She believes this request is on the verge of fraud and is corrupt.
- iv. **Councilmember Franklin** moved and **Councilmember Henderson** seconded to close the public hearing.
    1. **Yes:** All
  - v. **Councilmember Franklin** moved and **Councilmember Henderson** seconded to disapprove the conditional use permit to operate a bed and breakfast inn at 1214 Starling Street.
    1. **Yes:** All
2. **Zoning Ordinance amendments (AB 3156) (Ord. 1660)**
    - i. **Councilmember Neal** moved and **Councilmember Henderson** seconded to continue the public hearing to the March 15, 2022 council meeting.
      1. **Yes:** All

#### H. Introduction

1. **Parking Prohibited – Cormorant Dive from Gardiner Court to Union Avenue (AB 3153) (Ord. 1658)**
  - i. **Town Administrator Loveless** delivered the staff report and answered questions from the Council.
    1. **Councilmember Henderson** moved and **Councilmember Grasher** seconded to not adopt Ordinance #1658 amending Appendix C – Parking Regulations to prohibit parking on both sides of Cormorant Drive from Gardiner Court to Union Avenue.
      - a. **Yes:** Henderson, Franklin, & Grasher
      - b. **No:** Crumley
      - c. **Abstained:** Neal

## 2. *Town Council Meeting Time (AB 3154) (Ord. 1659)*

- i. **Town Administrator Loveless** introduced the agenda bill.

## I. Reports

### 1. *Staff*

- i. **Town Administrator Loveless** had no reports.
- ii. **Attorney Hoffman** reported no new litigation.
- iii. **Public Works Director Burlingame** reported the following:
  1. There are a lot of projects going on:
    - a. HVAC upgrades continue at Town Hall and the Community Center, with lighting upgrades to all four buildings to follow.
    - b. He is working on a substation upgrade project and has draft agreements from BPA and City of Tacoma.
    - c. A survey is being done for the Rainier Street Preservation Project. They are looking to overlay the roadway sometime after the 4<sup>th</sup> of July festivities.
    - d. The roundabout streetlights are in and will be installed on Thursday.
    - e. The Rigney Road Project will need an alternative design template so the Town does not need to go through a consultation process with National Marine Fisheries.
    - f. The Marietta Lift Station Project has components in place and should wrap up in the next two weeks.
    - g. A costal engineer has made design recommendations for the Sunnyside Seawall Project.
    - h. The Sunnyside Pump Station Project still has not started because of supply chain issues.
  2. There has been another derelict boat at the boat float that they recently addressed. This is becoming a more frequent issue both here and in the surrounding area.

## 2. *Council*

- i. **Councilmember Crumley** reported the following:
  1. He praised the new Welcome to Steilacoom signs. He thinks they really make the Town look friendly and welcoming.
- ii. **Councilmember Franklin** reported the following:
  1. He supported an earlier comment, noting that if we move meetings to 5:30, we will fill the extra time available.
  2. Since masks will no longer be required as of next weekend, he asked about Town plans for in-person meetings. Governor Inslee has yet to lift the other mandate that in-person meetings have a hybrid option. Council may choose to continue virtually indefinitely, however.
  3. He offered kudos to Public Works for their work to keep Town streets clear in cold weather.
- iii. **Councilmember Grasher** reported the following:
  1. She agreed that the repainted sign is eye catching.
  2. She has been receiving emails about traffic concerns. She encouraged citizens to send emails to Council members and attend Public Safety meetings. The next one is on March 16. She thinks traffic calming strategies might be

worth taking a look at to address speeding, stop sign and crosswalk violations.

3. On March 11, at 2 p.m., Friends of the Steilacoom Library is hosting Lieutenant Colonel Erik Flint. He is the director of the Lewis Army Museum and will be presenting a century of the U.S. Army in the South Sound.
- iv. **Councilmember Neal** reported the following:
  1. He thanked the Electric Crew for assisting a motorist having vehicle issues at an intersection, and also acknowledged Administrator Loveless's generosity in driving the citizen to a dealer to get a replacement car on a Saturday. He thanked him for his often-unrecognized service to the Town.
  2. He provided a legislative update. There is a movement to sweep several million dollars out of the public works trust fund. He encourages councilmembers to view the Association of Washington Cities information on this topic. He also noted several bills to watch pertaining to housing, pre-judgment interest payments, and comprehensive planning.
- v. **Councilmember Henderson** reported the following:
  1. The Parks and Public Safety committees have expressed interest in the training Great City Meetings. It would be open to every board and council in Town. It is a good new training or refresher for holding meetings. Topics include powerful and efficient discussions, responding to inappropriate remarks, etc. She was wondering if they could work towards scheduling that training.
  2. She made an inquiry to Administrator Loveless on if abstentions are permitted. He will need to review local rules.
  3. She commended the 21 volunteers who showed up in the soggy weather at Farrell's Marsh to make the trails passable and remove invasive ivy. She also complimented the Public Works crew.

### 3. *Mayor*

- i. **Mayor Muri** reported the following:
  1. An event will be held for Washington State Patriotic Day at Pioneer Middle School in Dupont from 2-4 p.m. The Steilacoom school staff have been incredible facilitators.
  2. 4<sup>th</sup> of July and the Farmers' Market are coming along as planned so far. He hopes that will continue to be the case.
  3. He recently had coffee at Topside with a new councilmember from the City of Ruston. They observed a car run a stop sign, only to immediately be followed by a Public Safety vehicle. He thanked Public Safety for their diligence.

### J. Adjournment of Regular Meeting

1. **Councilmember Henderson** moved and **Councilmember Neal** seconded to adjourn the Town Council Meeting of March 1, 2022.
2. The March 1, 2022 regular meeting of the Steilacoom Town Council adjourned at 9:31 p.m.