

OBSERVER REPORT FORM

Puyallup City Council

Date: April 6, 2021

Name of Observer: Liz Knox

Meeting called to order at 6:31 pm

Present: Mayor Julie Door, Deputy Mayor John Palmer, Council Members Robin Farris, Dean Johnson, Cyndy Jacobsen, Jim Kastama, and Ned Witting

Absent: Robin Farris

Others present: Michelle Jasmer, local author; City Manager Steve Kirkelie; Hans Hunger, City Engineer; Patty Ross, Library Director; Troy Ainsworth, Richard Grace, Joseph Store, and Amanda Hanson from FFA Architecture; Sarah Harris, Director Parks and Recreation

1. APPROVAL OF AGENDA : Approved unanimously**2. CONSIDERATION OF MINUTES: Approved unanimously**

2.a Minutes of February 9, 2021 and February 23, 2021

3. PRESENTATIONS AND PROCLAMATIONS

3.a Poem "The Yellow Ballet of the Puyallup Valley" read by author Michelle Jasmer

CITIZEN COMMENTS

- **Michael Barry**, Chair of the Library Board, expressed his appreciation for the library staff and director during the pandemic. The library has re-opened in a limited capacity. He mentioned projected enhancements to the library that will be presented later in the agenda. He described the many services the library provides.
- **Jeff Kindle** talked about the site selection for the bicycle Pump Track (a looped sequence of rollers and berms for bike riders, designed to maximize momentum and minimize pedaling) . He gave several reasons why he prefers the Van Lierop site.
- **Celina Chandless** shared her concern with the lack of diversity in Puyallup and issues related to racism in the school district. She moved to Puyallup several years ago with the hope of the city overcoming these issues. She spoke in favor of a long-term equity plan. She urged the council to do what is right.
- **John Hopkins** applauded the council on the current proposals for permitting and reiterated his support for the city to purchase the DSHS parking garage.
- **Jessica Combs** offered her support for the Pump Track at the Van Lierop site.
- **David Haygood** shared that she now resides in district 2 within the Puyallup city limits. She expressed her disappointment that the council has been dismissive of requests for an Equity Commission. She thanked council members who have been supportive and stated that the request has been expressed by many citizens and that the fight will continue.

- **Ed Rickerts** spoke in favor of the Pump Track at Van Lierop Park.
- **Kurt Wilson** offered his support for the changes in requirements for frontage road improvements.
- **Cathy Turner** expressed her concern for repurposing the library to include a coffee shop and other uses. She felt that this is not the time for this change and that the citizens need to be involved in any such decision. Arts Downtown and the Arts Commission have not been involved in these considerations. She asked that the process be slowed down.
- **Jerome O'Leary** spoke in favor of the permitting changes for frontage road improvements.
- **Tiffany Young** objected to a councilmember calling out a private citizen in a previous meeting. She pointed out that some citizens who live outside the city limits spoke tonight and the council did not call them out. She pointed out that the city has not expressed concerns for Asian citizens who are experiencing trauma and the council has not spoken to the many requests for an Equity Commission.
- **Chris Chisolm** offered his objection to the council refusing to move forward with the Equity Commission. He shared that when Paul Hamas(sp?), a State Senator in the 1920's, was buried in the Woodbine Cemetery men in white hoods attended and lit a fire near the grave and that the senator had admitted being a member of the KKK.
- **(Name?)** spoke about the many advantages of a Pump Track.
- **Star Barry** spoke in favor of a Race, Diversity and Equity Commission. She shared that such a commission is important.
- **(Name?)** spoke in favor of an Equity Commission. She expressed that the council is not doing enough to respond to racist incidents and has not been responsive to the citizens' requests for a commission.
- **Jen Rittenhouse** shared from her experience in journalism and spoke of 'othering' and the division between the in and out group. She offered her concern about the council calling out citizens by name and that she is disturbed that frequent religious references by the council are an indication that they are distancing others. (At that point Cyndy Jacobsen closed her eyes and Rittenhouse asked her to open her eyes.) Rittenhouse continued to express that people of color are not safe in our community. **Cyndy Jacobsen** explained that her eyes were closed because she was praying and she is trying to listen to all the comments.
- **Bud Metger** expressed a concern that no citizens were involved with the permitting changes and that the council is more engaged with developers than citizens. He expressed concern about the sale of a parking lot and about the repurposing of the library without enough citizen input.
- **Billy Burk** offered his support for the Pump Track.

4. **CONSENT AGENDA** Approved unanimously

4.a **Accept a donation from Arts Downtown for the outdoor sculpture gallery**

- Councilmember Jacobsen spoke about how cool the consent agenda is and shared a statement about the artwork that memorializes Camp Harmony. Councilmember Jacobsen expressed his appreciation for the works that art community has brought forward. Councilmember Jacobsen offered that when she first moved to Puyallup she was not as appreciative of the art as she now is.

4.b **Award a public works contract to General Mechanical for the Corporate Yards Decant Facility project**

4.c **Accept emergency sanitary sewer repair work as complete by Northwest Cascade, Inc. and authorize payment in the amount of \$47,808.82**

4.d **Award a professional services contract to BHC Consultants for the design of the 3rd Street SE sewer main replacement project**

4.e Accept Emergency Management Performance Grant COVID supplemental funds in the amount of \$1,874

4.f Accept \$22,398.41 from the Federal Emergency Management Agency's (FEMA) Public Assistance program for reimbursement of emergency response activities associated with the COVID-19 pandemic

5. ORDINANCES

5.a Second reading of ordinance approving a franchise agreement with Comcast Cable Communications Management, LLC
Approved unanimously.

6. CONSIDERATIONS AND REQUESTS

6.a Library Space Planning

Steve Kirkelie introduced Patty Ross, Library Director, who introduced a consultant firm for space planning in the library. Mayor Door clarified that these discussions are for a future vision, not for anything currently finalized or approved. Ross shared that she had been tasked when she started with the library for a new vision. She offered that a gallery, a teen zone, and a café are all in future planning. She and the City Manager have asked for an RFP and the firm, FFA, from Portland Oregon, was selected by several staff members. Troy Ainsworth introduced the team from FFA. They presented the process so far which began with a discovery session with the library staff and a review of the roles of the library and the use of interior spaces for the three new areas being proposed: a gallery, a café, and a teen section.

- Mayor Door asked what the council is being asked to do.
- Hanson shared that this is information-sharing so that the council is aware of what is being considered.
- Witting asked about the use of the meeting rooms.
- Ross shared that the meeting rooms in a typical year are used 11 times a day on average, more in the evening than during the daytime.
- Witting offered that he likes the idea of having additional meeting space because the school district is now asking public groups to pay for space. He offered support for a café separate from the library so that it could be used as a separate meeting space.
- Ross shared that during school hours the teen zone could also be a meeting space.
- Palmer conveyed support for the evolution of the library into the future, especially for the teen space. He felt that the café should have a vendor, not just vending machines.
- Kastama expressed confusion because he had expected a study about national and global library trends and what other libraries are doing, not just a presentation of three options. He felt these are narrow compared to what other libraries are doing or what the library's purpose is. He stated that a library should be a doorway to the world. He wants this to be the beginning of the process. The bond for the library at first failed many years ago and it took a great deal of effort to gain public support. He suggested backing the process up and opening up more options. He wondered what the state of the art of libraries in the world is. He wanted to see a lot more options to consider what the library can be for the community and to have a lot more community involvement.
- Jacobsen also expressed surprise that the three options were already being presented. She spoke of concern for food in the library and competing with coffee shops in town. She wondered

if the teen center could not be dedicated per se but more multi-purpose. She thanked the group for their work.

- Door shared, too, that she was a little surprised as the other council members. She supported the teen center and thought that all the options were great. She spoke of the recent loss of the youth center from downtown and appreciated an option for youth.
- Johnson offered that he thinks this is a great start. He would like to see data from other cities that have done cafes, teen centers, or art galleries. He suggested the possibility of an event space in the library.
- Palmer asked Ross to speak about how she arrived at these options.
- Ross shared that talking to and watching patrons in the library led her to these ideas. She felt that they should start with a few concepts and start from there. Maker spaces are passing as a fad in libraries, rather flexible spaces are favored. A councilmember had mentioned a gallery to her, which was the impetus for that concept. Some libraries in Europe are going bookless, but this community wants books, so going that direction was not considered. She expressed appreciation for the magical children's space that was recently added and feels that now the teens need a dedicated space, too.
- Palmer responded that Ross's explanation helped him understand the progression of the ideas.
- Door offered that one councilmember's comment leading to a proposal was a concern.
- Witting expressed his support for the gallery, a mobile in the entry and the café. He appreciates the efforts and looks forward to continued discussions.
- Kastama reiterated his request to look at all the options. The cost for these improvements will need to go on the ballot and he would like to look at all the various options. There should be public hearings before these ideas are put into effect.
- Door agreed that the council needs to hear from constituents.
- Johnson offered that he felt all three of the options could be accomplished.
- Ross shared that next week there will be community gatherings to get more input.
- Door thanked Ross and reiterated that the council would need to pay for any of these projects.
- Jacobsen and Door thanked Ross and the Library Committee and FFA.

6.b Potential Location to Site a Bicycle Pump Track

Pros and Cons of potential locations. Sarah Harris presented a follow-up regarding the bicycle Pump Track. The estimated cost is \$400,000 for the track with possible additional costs based on need for site revisions.

Puyallup Valley Sports Center:

- Pros
 - Safe location for kids and families
 - Space available to build Leavenworth size pump track (12,000 sq. ft. recommended) Restroom Facility onsite
 - Other features on site-Playground, tennis courts, athletic fields
 - More affordable to build quickly (infrastructure already in place)
 - Lots of parking onsite
 - Becomes the hub for outdoor sport competitions
- Cons
 - Heavy traffic on Valley Avenue makes commuting to the site more difficult
 - Major thoroughfare for trucks to the Port of Tacoma
 - Traffic should decrease when SR167 is completed

No nearby amenities or services near site
Closest convenience store is at Valley/Meridian intersection (very heavy traffic)
Track sites are close to Valley Avenue
Spectator seating on Option 1 would be limited if holding a major event

VanLierop Park

- Pros
 - Safe location for kids and families
 - Space available for Pump Track
 - Space available to add additional Pump Track features such as a kid's learning track, jumps
 - Space available to add parking
 - Easy as well as safe access for kids riding their bikes via existing trail system to the site. (Riverwalk Trail, Foothills Trail, Sumner Link Trail)
 - VLP could become bike hub of Pierce County
 - Amenities or services near site (Pioneer Crossing and Farm 12)
 - Easy driving access from all directions
 - Site itself is safe as nothing there to impede line of vision within park
 - View from the site is unmatched anywhere in the Puyallup Valley
 - Historical significance of the Van Lierop property
- Cons
 - Traffic Impact Analysis Required - Not a common land use and will likely require trip generation to be collected (This may be challenging to get accurate data due to COVID and the relatively new uses of Pump Tracks). Staff will reach out to other jurisdictions to review their studies
 - Future truck traffic associated with surrounding warehouse development may decrease safe access to the site
 - COST of Potential Infrastructure that may be needed to support development
 - Traffic Mitigations – off site may be required
 - Frontage Improvements – Curb/gutter/sidewalk/planter strips/streetlights
 - Utilities to Site not yet readily available
 - Additional Paved Parking needed to serve new uses
 - Latecomers fees for sewer, water line and stormwater trunk line connection
 - No restroom on site
 - Utilize port-a-potty OR build restroom (COST)
 - Build would require utilities to site
 - Water connection
 - No lights at this time
 - Pump Track feature not included in initial masterplan
 - Revisit masterplan for the Park

Discussion

- Door asked for a comparison of the costs for the two sites.
- Harris indicated she anticipates there would be more infrastructure impact to cost at Van Lierop's than at the Sports Center.
- Johnson spoke in favor of the value the Pump Track would bring to the community. He wanted to make sure the funding sources are sufficient.
- Jacobsen offered support for the Van Lierop's site and the removal of the skate park. She asked for clarification about the types of bikes.
- Harris replied that any bike is possible.

- Jacobsen asked about the cost because \$400,000 seems high given info from one of her constituents.
- Harris clarified the potential cost.
- Jacobsen asked if they could find out what the public's priorities are for tennis courts vs. Pump Tracks etc.
- Kastama agreed that Van Lierop's makes sense. He is leery of the feasibility. Is this a fad or is it sustainable? Is it the best use of the funds?
- Palmer supported moving forward at Van Lierop's and appreciated that it is unique, new, fun and attractive. He doesn't believe it will fade out in popularity. It would replace the skate park and considers this an upgrade. With the existing trails, the area is already a bike hub. He urged moving forward.
- Witting also expressed support for Van Lierop's and the concept. He suggested tying together the proposed learning track and competition site and offered that it might be even better than Leavenworth in attracting people to local hotels.
- Door was not supportive of Van Lierop's without public input because the area is a hot button issue and the master plan that had been previously developed needs the public to engage in any changes. Most of the supportive citizens comments tonight came from people from outside of Puyallup. There will be a bike trail to Tacoma out at the Recreation Center. If this is a tournament generator the traffic will be a problem.
- Johnson agreed that there would be a concern about a change in use of Van Lierop's in the community. If it's going to be tournament oriented, the Rec Center may be a better place. The infrastructure is better at the Rec Center for a larger purpose.
- Palmer offered that this track is first and foremost for Puyallup, but there will be visitors and it's a blend. He believes it will catch on. He spoke in favor of a larger competition one weekend a year or every other year. He doesn't see the major use to be a competitive venue.
- Door asked if the soccer community has given input on this vs. another soccer field at Van Lierop's. She has not heard from her constituents about this.
- Harris asked if they should move forward with public outreach.
- Door agreed that public input is necessary.
- Jacobsen reiterated that it is important to determine the community's priorities. She agreed there should be public outreach.
- Kastama spoke in favor of a feasibility study of demand in Puyallup and outside.
- Palmer supported a feasibility study. He felt the master plan for Van Lierop's needs to be updated.
- Johnson asked if the Pump Track could be used by skateboarders and longboarders.
- Harris indicated that skateboarders could potentially use it.
- Johnson shared that he doesn't feel a need to reach out when the public has already expressed support of a skatepark. He doesn't feel a need to return to a feasibility study. The pump track is almost an enhancement, not a replacement.
- Door asked if skateboards, bikes, and scooters could all be used at the same time.
- Harris replied that yes, that is her understanding.
- Door reminded Johnson that they're also asking to remove a soccer field.
- Johnson replied that he thought it was just a replacement.
- Jacobsen agreed that she had not understood that either.
- Harris indicated that the soccer field could be moved, but it would reduce planned greenspace.
- Jacobsen again agreed with a need for more public input.
- Witting asked about the greenspace issue.
- Harris replied that there could be other locations to consider for the Pump Track in the park.

- Witting suggested that if they're just moving things around, they don't need to go back to the public, but if there are significant changes they need to get input. If they're just moving a soccer field and not replacing it, that is also not significant.
- Palmer indicated that he believes they are tweaking the original design, not making a significant change.

No decision was reached. The council will continue to work with Harris on this proposal.

6. OTHER BUSINESS

7.a Frontage Improvement Code Changes--Continued Policy Discussion

Hans Hunger presented on proposed changes to frontage improvements and requirements for developments and infill lots to make remodeling improvement permitting less expensive.

- Jacobsen asked if it is fair to require developers or homeowners to make improvements where existing pavement is poor. Shouldn't the city improve the pavement?
- Hunger replied that this happens when the improvements have an impact on the existing infrastructure.
- Jacobsen asks what they do now.
- Hunger answered that at this time they sometimes waive the requirement. The change they are recommending is to use the fee in lieu program.
- Jacobsen adds that she doesn't want to make it to worse for people.
- Palmer clarified that the big change is doing away with the \$150,000 trigger for the requirement, and that the improvement is only required when the revision is within 300 feet of the pavement.
- Hunger added that they are also doing away with the 300-foot requirement. The developer or homeowner can offer to add to an improvement elsewhere if a required improvement is too cumbersome. This provides for a relief valve.
- Kastama asked how Hunger arrived at these new standards and how they compare with other jurisdictions.
- Hunger reviewed that in the process, a subcommittee looked at other jurisdictions. Some require the improvements and others don't. The subcommittee tried to take the best of the options they saw and they worked with developers in developing the recommendation.

Hunger continued his presentation with requirements for Commercial Tenant Improvements. Currently, a \$150,000 remodel requires frontage improvements. The suggested change is that a remodel needs to exceed \$500,000 and needs to be a substantial improvement of 50% of the value of a commercial unit being remodeled. In the downtown business core, the improvement would need to exceed 75% of the commercial unit value. Standardizing requirements for curbs, gutters, etc. is being recommended.

- Door asked why it's 50% in most places and 75% in the Core.
- Hunger answered that they are trying to encourage more development in the Core and also the buildings are much older and remodels on those can trigger higher costs than in newer ones elsewhere in the city.

- Johnson expressed appreciation for the consideration for downtown small business owners. He thinks the change will encourage remodeling in the Core. He asked how long we've had the \$150,000 threshold.
- Hunger answered for about 20 years.
- Johnson noted that costs have increased significantly in this time. He addressed the issue raised in citizens' comments that they are overly concerned about developers by stating that small business owners hire developers to make the improvements, so these modifications would help small business owners. He referred to a church that was required to replace the sidewalks due to a remodeling project as an example of unfair requirements.
- Jacobsen appreciated the comments Johnson had made. She asked who is in the workgroup with Hunger. Are they homeowners or larger developers?
- Hunger indicated that there is a pretty good mix but they tend to be repeat volunteers. It is open to anyone to participate.
- Jacobsen indicated that she has heard good feedback and urges anyone who is concerned to reach out.
- Witting indicated that the Master Builders Association is in favor of these changes and that he believes they are being even-handed about this. He wants to accelerate this and understands that there is a fee in lieu presentation. He suggested dispensing with that presentation in the interest of time.
- Door indicated they need to continue for the public.

Hunger offered to go quickly. He shared that the costs would be capped to no more than 10% of the remodel project and would be used typically within ½ mile but may be up to 1 mile. The city would continue to require the frontage improvements when possible.

- Jacobsen and Johnson indicated support for the fee in lieu program.
- Kastama recommended that the proposals be put into code and be brought back to the council. He is in favor of the suggested changes.
- Johnson asked about expediting the implementation of these changes.
- Hunger offered that he could do this by the council meeting in May. He thanked the council for their input.

CITY MANAGER'S REPORT

Kirkelie thanked the council for their input on the items tonight. He transitioned to the topic of diversity, equity and inclusion and indicated that it he considers it to be a very important topic. He shared that he has issued an RFP for a DEI consultant and has posted that on the city's website and sent it out the notice to several possible candidates he is aware of. That RFP has a May 3 deadline. He and several of the city employees are in a class on DEI and they are in discussions with community partners including the school district on DEI efforts.

He highlighted city efforts for vaccination events.

COUNCIL REPORTS

- Jacobsen thanked the city staff for staying up late for the meetings. She announced that library giving day is tomorrow.
- Johnson expressed appreciation for his colleagues on the council, for the citizens' comments and the city staff.

- Palmer thanked Michelle Jasmer for the poem and emphasized that the citizens' comments are democracy in action. He values everyone's comments and advice. He wants to make sure everyone feels welcome. The DEI consultant for the city is a great step forward. Having a plan for the city is important as is expanding the awareness of the city staff about these issues. He is appreciative of the vaccine efforts.

MAYOR'S REPORT

- Door also thanked Michelle Jasmer. She thanked Kirkelie for starting the process for DEI. She echoed Palmer's comments on citizens' feedback. She asked the staff to turn on their cameras. She thanked the staff for their work and shared that she has received great feedback about them from the community for all they do.

EXECUTIVE SESSION: Real Estate ADJOURNMENT 10:30pm