



DRAFT

**MINUTES
YAKIMA CITY COUNCIL
STUDY SESSION
March 9, 2021
City Hall -- Council Chambers
5 p.m. Meeting conducted virtually via Zoom**

1. Roll Call

Council: Mayor Patricia Byers, presiding, and Councilmembers Kay Funk, Brad Hill, Soneya Lund and Eliana Macias

Staff: City Attorney Sara Watkins and City Clerk Sonya Claar Tee

Absent: Assistant Mayor Holly Cousens (excused) and Councilmember Jason White

2. Public comment (allow 15 minutes)

None.

3. Yakima County Care Campus

Mayor Byers introduced Yakima County Commissioner Ron Anderson and Director of Human Services Esther Magasis. Ms. Magasis provided a PowerPoint on the future plans for the campus, zoning issues and timelines. Councilmember Funk made several suggestions for the campus. Council members asked additional questions including what the City could do to assist. Commissioner Anderson suggested the City partner with them on traffic, housing, general use of the property and services, interacting with the Police Department and other services the City may offer.

4. Affordable housing follow up discussion

Community Development Director Joan Davenport reported on affordable housing and introduced local experts in residential development.

Lowel Krueger, Executive Director of the Yakima Housing Authority and Jake Mayson, Government Affairs Director of Central Washington Homebuilders Association, spoke about residential development and the challenges faced.

Mr. Krueger made the following suggestions for Council's consideration:

- Encourage development of all types of housing across all income levels
- Waive utility hookup fees and reduce permit costs
- Amortize utility hookup fees over the first 5-10 years
- Invest in water/sewer infrastructure
- Utilize Community Development Block Grant funds for improvements to sites with no or

- inadequate utilities, sidewalks, road improvements
- Create incentives for infill housing throughout existing neighborhoods
- Make Accessory Dwelling Units a Type 1 review in the SR and R-1 zoning districts
- Include accommodation for new manufactured home parks and placement of manufactured homes on R-1 single family lots with either a Type 1 or Type 2 review
- Encourage Pacific Power to prioritize its review and approval of utilities
- Advocate for the Housing Trust Fund in the States capital budget
- Advocate for reduction of the 50% test for the LIHTC 4% program
- Advocate maintaining the 12.5% expansion of the LIHTC 9% program
- Advocate funding the National Housing Trust Fund

Mr. Mayson reviewed statistics on construction costs, vacancy rates and inventory availability. He suggested the City have a greater focus on water/sewer infrastructure, advocate for Tax Increment Financing legislation; and to be intentional on project population growth.

Ms. Davenport answered questions from Council and referenced comments received and shared by Chief Visionary Officer of Borton Fruit Byron Borton, who was unable to participate in the meeting.

5. City-Owned Properties

Joseph Calhoun, Planning Manager, provided an overview of city-owned properties, discussed the process required for property to be sold or donated, and identified certain properties that have minimal improvements or lack structures. Mr. Calhoun answered questions from Council members who would like additional information on challenges selling certain properties.

6. Resolution authorizing the Mayor to sign documents related to an Office on Violence Against Women Grant application to seek funds to improve the City of Yakima response to domestic violence

Assistant City Attorney Cynthia Martinez briefed Council on the item.

The City Clerk read the resolution by title only.

MOTION: Lund moved and Macias seconded to adopt the resolution. The motion carried by unanimous vote, Cousens and White absent.

RESOLUTION NO. R-2021-033, A RESOLUTION authorizing the Mayor to sign documents related to an Office on Violence Against Women Grant application to seek funds to improve the City of Yakima response to domestic violence.

7. Ordinance amending Yakima Municipal Code Section 1.34.050 addressing meetings of the Community Integration Committee

City Attorney Sara Watkins briefed Council on the ordinance.

The City Clerk read the resolution by title only.

MOTION: Macias moved and Lund seconded to pass the ordinance. The motion carried by unanimous vote, Cousens and White absent.

ORDINANCE NO. 2021-005, AN ORDINANCE amending Yakima Municipal Code Section 1.34.050 addressing meetings of the Community Integration Committee

8. Adjournment

MOTION: Lund moved and Macias seconded to adjourn to the next City Council meeting on March 16, 2021, at 5:30 p.m. in the Council Chambers at City Hall. The motion carried by unanimous vote, Cousens and White absent. The meeting adjourned at 7:09 p.m.

CERTIFICATION

READ AND CERTIFIED ACCURATE BY

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

ATTEST:

CITY CLERK

MAYOR