

REGULAR COUNCIL MEETING
May 10, 2007

Present: **Mayor Wendell Black**
Council Members: Lalla Przespolewski, Jackie Shelton, Tim Lamb,
Mike Salgado, Tom Martin
Staff: Karen Smith, City Clerk-Treasurer; Karen Sweeney, Deputy Clerk-
Treas., Bob Whitehall, Public Works Director
Contract Pers: Lilith Yanagamachi, Alliance Consulting
Guests: Tree Board – Joe & Judy Bell, Kathy Litch; Chamber of Commerce –
John Huselton; Planning Commission - Keith Vradenburg & Greg Becker; Randy
& Nathan Spies; Kathy & Gerald Montgomery; Greg Kemp

1. CALL TO ORDER: Mayor Black called the meeting to order at 7:05pm and noted that a quorum was present.

2. CONSENT AGENDA:

MOTION #1: Jackie Shelton moved and Mike Salgado seconded that the consent agenda be approved as follows:

- A. Regular meeting minutes of April 12, 2007
 - B. Council workshop minutes of April 19, 2007
 - C. Council Special Mtg. minutes of May 3, 2007
 - D. Approval of P/R Warrants -#07-08 – Warrants #6107-6128 \$29,112.16
 - E. Approval of Payable Warrants-#07-09 #15342-15386 \$337,199.52
- Voided Warrants #15297-15341

ALL YEA. MOTION PASSED.

6A. NATHAN SPIES – EAGLE SCOUT PROJECT:

Nathan Spies: stated that his project is named “Lighting Up Entiat’s Future” which involves his attempt to put field lights on the Kiwanis Park ballfields. He noted that some of the lights and poles have already been donated for the project. He requested initial approval from the Council to begin work on this project with the scope of work to include lighting specifications and capabilities, field specifications, electrical specifications, material needs and costs, funding sources, and voluntary help for installation of lights and service. He further stated that once he has received City and Chelan Co. PUD authorization, he would begin his research and would submit periodic reports to the City Council.

MOTION #2: Mike Salgado moved and Lalla Przespolewski seconded that the Mayor be authorize to sign the form needed by Nathan Spies for his Eagle Scout project and additionally to formulate a letter of support from the City.

ALL YEA. MOTION PASSED.

3. PUBLIC HEARING – 2007 PROPOSED COMPREHENSIVE PLAN AMENDMENTS:

Mayor Black: stated that the purpose of this public hearing was to receive further testimony on the 2007 proposed comprehensive plan amendments, and for Council to determine what proposals would be city initiated. He opened the public hearing at 7:15 pm, and asked for public comment.

Eileen Kirkpatrick, Prime Land: asked that the recommendation of the city’s Planning Commission to consider Prime Land’s proposal as city initiated be affirmed by the City Council. She further stated that their proposal is in line with county wide GMA guidelines and policies providing for smaller lots and affordable housing. She noted that the infrastructure was already stubbed out for Phase 2 & 3 of the Treasure Haven development.

Lilith Yanagamachi, Planner: submitted the following verbal staff report: (1) explained that the purpose of the hearing is to produce the final list of proposed 2007 comprehensive plan amendments; (2) defined the difference of city initiated amendments and individual amendments, and further detailed the types of amendments; (3) stated that the meeting focus is to consider whether the city has the financial capability to take on all proposals as city initiated. During the previous council workshop, the question was raised concerning if the individual proposals were not selected for city initiation, would the individuals be allowed to proceed with their proposals during this year? The answer is yes if they submit the appropriate applications and pay the appropriate fees. She detailed the following proposals:

Swoboda/McMahon: a proposal to re-designate the current land use zoning from Warehouse Industrial to Community Business to allow for the construction of a hotel/motel and restaurant. The proposed amendment is not necessary to resolve inconsistencies; is consistent with existing land use designations and their related goals and policies; is consistent with the existing comprehensive plan and its elements related to economic development, commercial activities, transportation, capital facilities, employment and land use; the proposed designation is adjoining a property having the same land use designation; there are no resource lands or critical areas affected by the proposal.

Bergey/McDaniel: a proposal to re-designate the current land use designation from Community Business to Residential Low, noting that the property currently has both land use designations. The specific request is to reduce the depth of the Community Business zone from approximately 420' to 200' along the length of their property (approx. 320'). The proposed amendment is not necessary to resolve inconsistencies; is consistent with existing land use designations and their related goals and policies; is consistent with the existing comprehensive plan and its elements related to land use activities, housing options and population projections, noting, however, it is unclear if the proposal would affect the designated "future road corridor" of Kinzel St.; the proposed designation change is adjoining a property having the same land use designation; the proposed project area is within the "Flood Awareness Area" identified as part of the critical areas within the city limits with no resource lands by the proposal.

Prime Land: a proposal to create a new Land Use designation district, RLD6, residential low density with 6000 square foot lots, and to retain a strip of the Community Business designation at a maximum depth of 272' from the highway. The proposed amendment is not necessary to resolve inconsistencies; is consistent with GMA and county-wide planning policies; creates a new land use designation not discussed in the city's comprehensive plan, but is generally consistent with the comprehensive plan goals and policies addressing affordable housing, residential uses and various housing types which means revisions to population projection, housing analysis and related tables, text and maps; proposal is not adjacent to a property having similar designation; the project area is within the "Flood Awareness Area" identified as part of the critical areas within the city limits with no resource lands by the proposal.

City Projects: proposed city-initiated projects include the following: (1) review industrial designation and possibly combine commercial and industrial use designations; (2) review all commercial land use designation uses and map placement; (3) review waterfront business designation and consider uses in conjunction with possible new waterfront plan; (4) commercial and industrial text amendments consistent with review of uses in 1 and 2; (5) community business text and map – review with focus on depth of zone in relation to Kinzel St. and Hwy. 97A.

The proposed amendments **(1)** are not necessary to resolve inconsistencies; **(2)** are consistent with GMA and county-wide planning policies and city's comprehensive plan; proposals 1 and 3 may result in a new land use designation, with the assumption that proposal 1 would utilize many of the current goals and policies related to commercial and or industrial land uses; proposal 5 may affect the designated placement of the "future road corridor" for Kinzel St.; **(3)** Proposal 1 "industrial" may result in new land use designation requiring modified or new goals and policies, analysis with text and map updates.

Proposal 2 “commercial” may result in modified text, goals and policies and map updates. It is assumed that changes would be consistent with comprehensive plan text.

Proposal 3 “waterfront” may result in new text, goals and policies, and consistent with plan.

Proposal 4 “commercial and industrial” text amendments are intended to be consistent with the comprehensive plan, although some text amendments may be recommended to reflect possible changes in the district use chart relating to permitted, conditional, accessory, or prohibitive uses within those land use designations.

Proposal 5 “community business” text amendments may result in a change in the map and/or change in the “future road corridor” of Kinzel St. Some text amendments may be necessary as noted in Proposal 4. **(4)** Proposal 1 “industrial”, Proposal 2 “commercial”, and Proposal 5 “community business” may result in a modified land use map and it is assumed that adjacent properties would have compatible designations. **(5)** Proposals 2, 4, 5 related to the community business designation may include “flood awareness area” identified as part of the critical areas within the city, noting no resource lands by the proposal.

Council and the public present held a lengthy discussion involving staff availability, financial capability, the new comprehensive plan amendment process, and the individual proposals received.

Mayor Black: stated for the record that the City accepts no responsibility for the expiration of the five year time limit for final plat approval on Phase 2 and 3 of the Treasure Haven subdivision development, but that it was Prime Land’s total responsibility to meet and comply with that deadline.

City Council by consensus listed the following: City initiated projects included 1, 3, 4, 5 on the city projects list. All other amendment proposals including Swoboda/McMahon, Bergey/McDaniel, Prime Land, and #2 under City projects list were not accepted as city-initiated. Discussion followed regarding the process for proposals not on the city initiated list.

MOTION #3: Mike Salgado moved and Tom Martin seconded that the list of city initiated projects be approved, and that the individual proposals be accepted in writing with appropriate base fees paid by May 21, 2007, resulting in inclusion on the final list of 2007 comprehensive plan amendments.

ALL YEA. MOTION PASSED.

Public Hearing closed at 9:20 pm.

4. REPORTS:

- A. Engineer:** Written report submitted by Larry Cordes included updates on the water system plan amendment and fees, water rights, engineering services agreement and fee increases, and updates on the pump station and WWTP upgrade projects.
- B. Maintenance: Bob Whitehall** reported the following: (1) that a major problem has occurred on the construction of the park lift station with water seepage into the new lift station area. There are a few options to correct the problem. (2) that the lift station on Entiat River Rd. is completed and tied in and once the park lift station problem is corrected, the contractors will upgrade the Shamel St. lift station. (3) that he and John Monahan will be meeting with Ecology regarding the water rights issue. John Monahan gave an estimate of \$12K for additional engineering for two of the subdivisions. Before asking for Council approval, Bob wants to take the appropriate action to ensure that the developer pays for the water right acquisition process in the future. (4) that Entiat Crest development is progressing, i.e., rock being placed, water testing is done, a small section of sewer pipe left to install, roadways will be paved by the end of the month. (5) that Ridge at Two Rivers subdivision is working on the remainder of water line installation with street paving to do, and getting the pump station in place. (6) Saska Hills is waiting for the final connection to the sewer main and lift station. (7) the city has so far hired two park hosts, Randel and Delores Finchum, Entiat residents, to manage the park camping this season. Park camping season will begin on Memorial Day weekend.

Jackie Shelton: asked about the status of the land swap with PUD.

Mayor Black: stated that the city is waiting for the PUD to return the documents with Lots A & B still under review.

- C. Planner/Planning Commission: Lilith Yanagamachi** reported the following: (1) that Saska Hills has received a letter of complete application on their revised 199 lot subdivision (2) that planning issues are increasing daily as noted in the staff report.
- D. Park Board:** no written report submitted. However, Joe Bell, stated that the Tree Board and Park Board are jointly working on a flag raising ceremony at the new flagpole located near the Link Transit stop, May 19th, 10 am. Both the American flag and Tree City USA flag will be raised at that time, and he invited all to attend.
- E. Tree Board – Joe Bell:** informed Council that on May 23rd, 10 am., there will be a re-dedication of the walking path, namely the Mowery Memorial Trail, that runs along Hwy 97A south to the city park on Lakeshore Drive. With the help of city crew namely Mark Abhold and Mike Herdt, 43 trees were planted along the trail last week and they were purchased with the Alcoa Grant funds. Others assisting in the planting included students Zach Abhold and John Love, the Fire Dept. reps Keith Vradenburg and Don Olin to water the trees, and four tree board members. He expressed thanks to Bob Whitehall, PW Director, for his leadership and all that assisted on this project. He also thanked Greg Kemp for his assistance with signage for their various projects.
- F. Building Inspector:** written report for the month of April.
- G. Finance & Administration:** Clerk Smith stated no further report other than the written report submitted.
- H. Council:** no reports.
- I. Mayor Black:** reported that the USDA Earth Day presentation was a success, and the Mayor held up the display board for the \$1.3 Million loan awarded to the City for the WWTP and Lift Station project. He further reported that Kathy Litch was rehired this year as the city's gardener from this date until September 30th. He stated that he called the Chelan Co. Jail regarding a possible work crew to clear the weeds in the streetscape along Hwy. 97A, but has not received a call back yet.

5. OLD BUSINESS: None

6. NEW BUSINESS:

B.City/McMahon – BLA 07-04/ Quit Claim Deed:

Lilith Yanagamachi: stated that this item addresses an amended boundary, property line adjustment, for road access to the Entiat Crest subdivision. Discussion held.

MOTION #4: Jackie Shelton moved and Lalla Przespolewski seconded that the Mayor be authorized to sign the quit claim deed from the city to Roger McMahon, Entiat Crest Subdivision, to allow for roadway access to the development, and by so doing, also approving the boundary line adjustment.
ALL YEA. MOTION PASSED.

C. Set Public Hearing – Six Year Street Plan - June 14th, 7:00 PM.

MOTION #5: Jackie Shelton moved and Tom Martin seconded that a public hearing be set for June 14, 2007, 7:00 pm, on the Six Year Street Plan, 2008-2013.

ALL YEA. MOTION PASSED.

7. VISITORS & Last Minute Additions: None

8. EXECUTIVE SESSION: None

9. ADJOURNMENT: Mayor Black adjourned the meeting at 9:50 PM.

Wendell Black, Mayor

Karen R. Smith, MMC
City Clerk-Treasurer