

Regular Council Meeting
July 10, 2008

Present: Mayor Keith Vradenburg
Council Members: Lalla Przespolewski
Tom Martin
Joseph Stegeman
Jackie Shelton
Absent: Joy Draper

Staff: Karen Sweeney, City Clerk-Treas., Bob Whitehall, Public Works Director
Consultants: Don McGahuey - Engineer, Hammond, Collier, Wade, &
Livingstone, Susan Driver, City Planner, SMD Solutions

1. Call to Order: Mayor Vradenburg called the meeting to order at 7:00 p.m.
Established a quorum.

2. Consent agenda:

MOTION #1: Council Member Jackie Shelton moved Council Member Lalla Przespolewski seconded that the consent agenda be approved as follows:

- A. Regular Meeting Minutes of June 12, 2008
- B. Approval P/R Warrants #08-12 \$34,885.95 #6479-6507
- C. Approval Payables Warrants#08-13 \$533,702.17 #16067-16110
- D. Outlay #15 \$463,194.23 Construction and Engineering Management

ALL YEA. MOTION PASSED.

3. Public Hearing Six Year Transportation Improvement Plan: Hearing opened at 7:05 p.m.

Public Works Director Bob Whitehall commented there is one amendment pertaining to the Corridor Study Grant for the Transportation Improvement Plan this year. This is the plan for 2009-2014.

Being no further discussion Mayor Vradenburg **closed the Public Hearing at 7:10 p.m.**

MOTION #2 Council Member Jackie Shelton moved Council Member Tom Martin seconded to adopt the Six Year Transportation Improvement Plan for 2009-2014

ALL YEA. MOTION PASSED.

4. Public Hearing Comp Plan, Zoning Code and Zoning Map amendments for 2008: Hearing opened 7:12 p.m.

Comments: **Planner Susan Driver** noted that four of the five planning commission board members are present. The Planner introduced the Commission Board Members Don Olin, Mike Chambers, Greg Becker and Kelly Sorensen. Planner Susan Driver stated that the Board was asked to take on including high density into the Comp Plan, Zoning Code and Zoning Map with an appropriate minimum square footage and they have done so. They were also asked to look at the mixed tourist recreational zoning. The **Planner** went on to state this is the opening public hearing for the amendments to the Comp Plan, Zoning Code and Zoning Map, with a sixty day review period at which time the second public hearing will be held and a decision made by council to adopt or change what the **Planning Commission Board** is proposing. Also included with the items mentioned there are changes to the district use chart, proposed revisions to the permit review process and changes to the subdivision and major subdivisions sections of the Comp Plan and Zoning Code.

Mayor Keith Vradenburg re-emphasized the Planners remarks stating that the City is out of compliance with not having varying sizes of lots for the different zones of high, medium, and low density.

Council Member Jackie Shelton asked the Planner if the west side of 97A will have a change in zoning to allowing for apartments. If not what would be the process if they chose to do the project at a later date.

Planner Susan Driver stated not at this time. The **Planner** stated if you are wanting zoning changes you must bring it to the planning commission early in the amendment process to be reviewed and possibly be included.

Planning Commission Board Member Greg Becker explained the difference between the lot sizes for high, med, & low density zoning.

The following are minimum lot sizes for the different zones:

Low 8,500 square feet

High 6,000 square feet

Med 6,500 square feet

Travis Lesmeister, 14601 Pearl Court; is concerned for high density in his zone and speeding traffic for an area promoting more and multiple housing units, with the possibility of lots of children and the value of his home being reduced due to the zoning on neighboring property.

Mike Chambers, Planning Commission Board Member responded with reasoning for the zoning change.

Annelise Lesmeister, 14601 Pearl Court has concerns about the sizes of the lots smaller than seven thousand square feet having room for a fenced yard for children to play in and not in the streets.

John Huselton asked if the **Planning Commission Board** had requested rezoning of Columbia Breaks zoning to be changed to Mixed Tourist Recreational for the Visitors center. **Mayor Vradenburg** explained that this is a starting point for amendments to the Comp Plan, Zoning Code and Zoning Map, if they aren't addressed this year they can be added to next years amendments.

Mr. Huselton will be submitting written testimony for inconsistencies in the District Use Chart; he has approximately 12 that he has found so far.

Bruce Gelbach , 14356 Highway 97A; wants to be sure that with high density zoning that there is plenty of green belts. Mr. Gelbach also asked the Public Works Director Mr. Whitehall about domestic water for Entiat, wanting to know if it is sufficient for more growth. **Public Works Director Whitehall** stated that the City is in the process of acquiring water rights from the irrigation district, the water rights that are no longer used as irrigation will be transferred to the City and changed to domestic water rights. This process is with the Conservancy Board now. When that is completed the City will have sufficient domestic water rights for a long time to come. **Mr. Whitehall** also stated that as developments are started they will sign over the irrigation water rights that will not be used and we will have more water rights to convert to domestic water rights.

Mayor Vradenburg explained further on the water rights that as developments come in and orchards go out the City will acquire more water rights.

Cindy Aston, 14601 Diamond Ave. commented that she would like to see high density to be at least a block away from where she lives. Ms. Aston stated that she understands the need for the different zones.

Council Member Jackie Shelton asked what are the different sizes of the lots in the subdivision Ms Aston lives in. Ms Aston responded hers is around 7600 square ft. and others are down to 6500 square ft. and some are around 7800 sq ft. It was discussed how they are larger than the minimums for high and medium density but smaller than low density. Minimum square footage means they can not be smaller but they can be larger than the minimum size.

Mayor Vradenburg read a letter sent by **Prime Land;** they are the developers for The Treasure Haven subdivision; stating they are in support of the changes for lot sizes according to the density of the zone as their plans are for smaller lots but not under about 7,000 sq ft. The proposed lot size will be 7,000 to 7,700. They will have useable green space for park areas.

John Huselton, 50218 Hwy 97A, stated that unfortunately the home owners and developers neither one want to maintain the park areas in developments and the City can not afford to maintain them, so they end up not being taken care of.

Council Member Jackie Shelton and Mayor Vradenburg asked any one with comments please submit them in writing to City Hall for the Council to review. There is a 60 day comment period with the next Public Hearing being September 11, 2008 at 7pm.

Hearing closed 8:11 p.m.

Next public hearing for Sept. 11

5. Reports:

A. Engineer: HCWL, Don McGahuey presented pictures of the STP project to date.

See attached written report from Larry Cordes concerning the draft Standard Plan Guide book.

B. Maintenance: Bob Whitehall, Public Works Director: Robert Yount is doing road work in city and out to his property. His property is primarily in the County and is 20 to 25 acre lots. He keeps changing what he is doing, the City permitted him to work on the City right of way, but he has not obtained permission from any of the adjacent land owners. **Public Works Director Bob Whitehall** stated that there will be a pre-app. meeting with Mr. Yount, the Planner and himself before any more permission is given by the City.

Public Works Director Whitehall told everyone that the outside work is almost completed on the Sewer project so now the boring inside work will be started and there won't but much for people to see. The water rights paperwork is with the Conservancy Board and we should be receiving word on it soon. Bob has a call into Don Phelps to see how it is going.

Public Works Director Bob Whitehall explained that the hoist for the rear of the recycle truck the City will be purchasing is only made by one company, therefore he is asking Council to approve accepting the single non competitive bid from them so he can order the hoist.

Public Works Director Whitehall said the Draft Standard Plan Guide Book is at City Hall for anyone who would like to look at it, there will possibly be a few more changes before it is complete.

Motion #3 Council Member Tom Martin moved and Council Member Jackie Shelton seconded to approve going with single non competitive bid for the hoist on the rear of the recycle truck.

ALL YEA. MOTION PASSED.

C. Planner/Planning Commission: Planner Report see attached submitted report.

E. Park Board: see attached submitted report. **Council Member Jackie Shelton** asked if there was any money in the budget for the Park Board for items they need such as pictures of other parks, disposable cameras, etc. **Mayor Vradenburg** stated that there wasn't anything specifically for the Park Board but we could probably fund some things but they needed to do a request in writing for funds. Clerk Sweeney stated that there is money for the Tree Board and some of that could probably be used by the Park Board. Mayor Vradenburg stated that they can present something at the next meeting if they want to. **Clerk Sweeney** stated she had given the City camera to Candy Cate to take the pictures she wanted of the Beebe and Chelan Falls Parks, then installed them on her computer and printed one set. The camera is empty and ready for the next board member to pick it up and take their park pictures then Karen will do the same process of installing them on her computer and so on.

Motion #4 Council Member Tom Martin moved and Council Member Lalla Przespolewski seconded to table the request for funds until we get a budget request from the Park Board.

ALL YEA. MOTION PASSED.

F. Tree Board: see attached submitted report. **Tree Board Chair Joe Bell** reported that the Tree board was denied a grant for communications. This is the first grant they have applied for and not been awarded.

F. Building Inspector: see attached submitted report.

G. Finance and Administration: see attached submitted report. **City Clerk Sweeney** stated that staff was approached by **Chamber President John Huselton** to provide brochures for the City advertising the Park. **Mr. Huselton** stated the Chamber would furnish the card stock and he would print them at no cost to the City. **Clerk Sweeney** told him to go ahead and print them and supply the Visitors Center. **Mr. Huselton** printed 100 of the brochures and they are at the Visitors Center. **Council Member Shelton** asked how the park was doing with reservations, **Clerk Sweeney** stated the Park Hosts said they were pretty full on weekends but had quite a few openings during the week. The Park Hosts told City Hall staff that a lot of the returning campers were not reserving multiple trips to the park but maybe staying for longer periods when they do come.

H. Council: see attached submitted reports. Reports were submitted by **Tom Martin, Joy Draper and Lalla Przespolewski.**

I. Mayor: see attached submitted report.

Clerk Sweeney notified Council and Mayor that the City would be having the Single Audit for Sewer and Financials starting on July 28th and the entrance meeting would be sometime that week.

6. Old Business:

A. Resolution #332 Adopting the Six Year Transportation Improvement Plan.

No action taken.

B. Refund Policy for permits issued. See attached refund statements the Attorney and Clerk Sweeney are proposing.

MOTION #5 Council Member Jackie Shelton moved and Council Member Lalla Przespolewski seconded to Approve the refund policy to read as follows Building Permit Fees are Refundable, after deducting costs incurred by the City, of 50% of remaining Fees paid, if refund request is 30 days or less from date of issuance of permit. Water permit for service connection fees are refundable after deducting costs incurred by the City, of 50% of remaining fees paid, if refund request is 30 days or less from date of issuance. Sewer permit for service

connection fees are refundable after deducting costs incurred by the City, of 50% of remaining fees paid, if refund request is 30 days or less from date of issuance.

ALL YEA. MOTION PASSED.

7. New Business:

A. Council approval of line item changes in the budget for Fund 402 and the ending fund balance to increase the expenditures for R&M by others in the Amount of \$8,000.00 reducing the ending fund balance by the same amount.

MOTION #6 Council Member Jackie Shelton moved and Council Member Lalla Przepolewski seconded to approve the line item and ending fund balance change in the 402 fund in the amount of \$8,000.00.

ALL YEA. MOTION PASSED.

B. Council approval of line item changes in the budget for Fund 401 and the ending fund balance to increase the expenditures for the Water Meter project in the Amount of \$89,000.00 reducing the ending fund balance by the same amount.

MOTION #7 Council Member Jackie Shelton moved and Council Member Tom Martin seconded to approve the line item and ending fund balance change in the 401 fund in the amount of \$89,000.00.

ALL YEA. MOTION PASSED.

C. Public Works Director Bob Whitehall asked Council to approve designating Dick Ranch Road which is a dirt road and primitive to having the sign stating it is not maintained and primitive moved up to the water tower.

MOTION #8 Council Member Tom Martin moved and Council Member Lalla Przepolewski seconded to designate Dick Ranch road as primitive and not maintained with signage at the water tower.

ALL YEA. MOTION PASSED.

8. Visitors: **Council Member Shelton** stated she had not given her report during Council reports. **Council Member Lalla Przepolewski** asked the Council to vote to name the park at the bottom of Town hill Riverview Park.

MOTION #9 Council Member Lalla Przepolewski moved and Council Member Tom Martin seconded to name the park area at the bottom of town hill Riverview Park.

ALL YEA. MOTION PASSED.

Council Member Jackie Shelton would like to set up a workshop with the **Planning Commission Board** to go over the Comp Plan, Zoning Code and Zoning Map amendments prior to the next Public Hearing. There was consensus of Council to the workshop being at the August 26th Planning Commission meeting at 7 p.m.

Chamber of Commerce President John Huselton reminded everyone that the Chamber was sponsoring a Candidates Forum night on Monday July 28 at 7 p.m. in the Grange Hall.

9. Executive session. None

10. Meeting adjourned 9:25 p.m.

Karen M. Sweeney
City Clerk-Treasurer

Keith Vradenburg
Mayor