
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
April 22, 1998 – 7:00 P.M. – Senior Center

The Meeting was called to order at 7:00 P.M.

Pledge of Allegiance

ROLL CALL

Present: Mayor Walley, Councilman Anderson, Miller, Tesarik, Beitler, Pearson, Crosby and Silves. Staff Members: City Supervisor/Clerk Treasurer Stendal, City Attorney Hayden, Police Chief Cooper, Fire Chief Klinger, City Planner Rivera, City Engineer Keiser.

Consent Calendar

Minutes from the Previous Meeting

Finance

-- Claim Vouchers #34389 & #34495 to #34619 for \$381,713.59

-- Payroll Warrants #20408 to #20489 for \$118,104.65

Councilman Anderson moved to approve the consent calendar to include the Claim Vouchers and Payroll Warrants. Seconded by Councilman Crosby. Motion carried.

Items from the Audience

Louie Requa – Skagit Surveyors and Engineers, 806 Metcalf. Asked if there would be opportunity to participate in any discussion on Old Business Item #6 Comprehensive Plan and Development Regulations and New Business Item #10 Development Issues or if he should address this topic under this category. Mayor Walley directed Requa and other audience members to address issues at the time of specific agenda item.

Seth Regetzi – 437 Jameson. Presented a petition of support for a Skate Park to be built in Sedro-Woolley. Stated he gathered over 200 names within two days. Councilman Silves requested to go on record supporting this issue. Councilman Pearson and Crosby and Miller concurred. Mayor Walley thanked Regetzi and requested he turn the petition over to Councilman Beitler, Chairman of the Parks Committee to review.

Don Van Etten – 517 Fidalgo St. Questioned where the City stands with sewer ULID assessments for the Trail and Cook Road property owners. City Attorney Hayden presented the process and indicated that the final assessment should be figured in approximately two weeks.

Jamie Lanning – 1312 Highway 9, Mt. Vernon. Offered a donation of \$500.00 towards the start up of a Skate Board Park in Sedro-Woolley.

Councilman Miller moved to accept Mr. Lanning's donation of \$500.00 to a Skate Board Park. Councilman Beitler seconded. Motion carried.

Ted Anderson – Suggested the City submit a proposal to the County Commissioners prior to July when excise tax is being considered for County funding on the Skate Board Park Project.

OLD BUSINESS

Ordinance Establishing Revised Cemetery Fees

Councilman Beitler expressed concerns on the handling fee for concrete vaults. Discussion ensued on whether the City should be in the business of selling concrete vaults.

Councilman Anderson moved to pass Ordinance #1300-98 Establishing Revised Cemetery Fees. Seconded by Councilman Miller. Motion carried.

Councilman Anderson also suggested that the concrete vault issue be researched.

Comprehensive Plan and Development Regulations

City Planner Rivera referred to the memo in the council packet regarding the two issues that direction is needed. One issue is whether to include the Northern State complex in the Urban Growth Area. Rivera presented the pro's and con's of including this area. Staff recommends that this area be kept in the Urban Growth Area. The second issue that remains to be resolved is the issue of distance between duplexes. Staff recommends that the existing plan which allows duplexes on 9000 sq. ft. lots be maintained.

Louie Requa – Skagit Surveyors & Engineers, 806 Metcalf. Also representing the Northern State Liaison Committee of the Sedro-Woolley Rotary, as well as personally speaking in support of the Planning Commissions recommendation of no separation between duplexes. Presented a copy of the master plan of the Northern State Recreational area document. Stated this document clearly points out all that is planned for that property. Without the property being in the Urban Growth area of Sedro-Woolley this plan will not be realized. Requa also has two other documents from the Skagit County Comp Plan that would help support the Northern State Complex being in the UGA.

Ted Anderson – 955 Sterling St., County Commissioner for District 3. Stated his support of keeping the Northern State Area in the UGA. Anderson stated there has been enough progress towards things happening that would support keeping this area in the UGA.

Sharon Dillon – 1116 Fidalgo. Urged the Council to leave the Northern State area in the UGA.

Councilman Crosby moved to keep the Northern State Complex in the UGA. Councilman Tesarik seconded. Motion carried.

Councilman Crosby moved to have no distance between duplexes, reverting back to the original plan. Seconded by Councilman Tesarik.

Councilman Miller requested clarification as to what the original plan was. Rivera stated that duplexes could be in SF1 Zone as a permitted use on a 9000 sq. foot lot.

Councilman Silves questioned parking. Rivera stated parking is being worked on currently. It would require two off site parking spaces, not counting the garage prior to approval of a duplex.

Councilman Pearson questioned Mother-In-Law apartment zoning requirements. Rivera stated that it is allowed in the SF1 Zone. They need to show a certain percentage of the house the apartment can occupy. It does not require a conditional use, only an administrative process. It can not be a separate unit. They have to share either a bathroom or an entrance.

Mayor Walley restated the motion and called for a Roll Call vote. Councilman Anderson – No, Miller – No, Tesarik – Yes, Beitler – No, Pearson – Yes, Crosby – Yes, Silves – Yes. Motion carried 4-3.

Biosolids Handling Contract

City Engineer Keiser presented background regarding the hauling of biosolids and the request of an increase. Discussion ensued.

Councilman Miller moved to revise the schedule with Tjokler's for Biosolids Handling at a price of \$32.00 per ton. Seconded by Councilman Tesarik. Motion carried.

NEW BUSINESS

Ordinance Establishing a Six Month Moratorium on Adult Entertainment Licenses.

City Attorney Hayden presented an overview of the procedure for establishing a moratorium.

Lois Blankenship – 707 Metcalf. Owner of Liberty Restaurant and Lounge. Spoke in favor of adult entertainment and what her restaurant is trying to propose.

Hayden clarified that the process is not looking at a particular establishment but an overall ordinance for the city. He encouraged Blankenship to review the ordinance and

see how it would affect what entertainment they are looking at proposing. The Ordinance is not written to address a particular business.

David Blankenship – 707 Metcalf. Stated after reading both ordinances he felt there was no clear definition of what adult entertainment is. Requests clarification on the definition. He felt some of the wording would prohibit even couples from being able to dance together. He also questioned the zoning and being proposed in industrial zones. He agreed that regulations need to be placed, but Council also needs to have an open mind.

Jamie Lanning – 1312 Highway 9, Mt. Vernon. Spoke in favor of allowing adult entertainment.

Councilman Tesarik moved to adopt Ordinance #1301-98 Moratorium for 6 months on Adult Entertainment. Seconded by Councilman Beitler. Motion carried.

Adult Entertainment Establishment Ordinance

Councilman Anderson moved to hold a public hearing on Adult Entertainment on May 13, 1998 at 7:00 P.M. Councilman Beitler seconded. Motion carried.

Development Issues

City Engineer Keiser gave background on drainage issues that have presented problems for the City. Consistent steps have been followed in trying to address some of the drainage issues. Keiser stated there are a number of drainage issues on completed developments as well as proposed developments that have caused concern which has led to the request to place a Moratorium on Development.

Pearson questioned if plats were being approved without drainage issues being addressed. Keiser stated drainage reports are part of the plat requirements, however the standards address water quality not water quantity. The drainage plans have been in compliance with city ordinances but the ordinances do not address the water quantity problems we are experiencing.

City Attorney Hayden stated if there is a plan with specific capital improvements as part of the plan, it would be easy to require development to provide part of the infrastructure. With no plan it's hard to require.

Crosby questioned how many homes or developments would be affected by this moratorium. Keiser indicated that there are several plats that at this time which could be developed at the present time. Some developers have indicated because of the market they would be holding off on any development. Also the processes of new plats usually take time and she doesn't feel the short span being requested for the moratorium would make much difference in development but would allow the city to pursue some of the drainage issues.

After further discussion, it was decided that a work session would be held on Monday, April 27, 1998 at 6:30 P.M. to further discuss this matter

Award of Contract – Cook Road Surveying

Councilman Pearson moved to award the consultant contract for the survey of the Cook Road Street Improvement to Skagit Surveyors and Engineering for a contract price of \$60,000. Seconded by Councilman Tesarik. Motion carried.

Bassett Road Landfill Reclamation

Councilman Crosby moved to authorize the Mayor to execute a contract with Bek-Purnell for engineering services related to the maintenance and reclamation of the Bassett Road Landfill for a total cost of \$11,176., with the Street, Sewer and Sanitation funds each paying \$3,725.33. Councilman Tesarik seconded. Motion carried.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Councilman Beitler – Stated that he was concerned with the appearance of the old section, weed control, and dogs running loose. He feels additional help is needed in the Cemetery. Now that the inmate program is unavailable, there is too much work for one person. Requests the Cemetery committee look at these issues and return to the council with recommendations.

Councilman Pearson – Questioned the status of alley repairs, in particular the alley's at 6th – 8th between Warner and State and 500 – 600 block of Jameson Street. Mayor Walley stated the alley repairs are just beginning. The Mayor just received the list and will check to see that these are on for repair.

Councilman Silves – Passed on comments received on the hours of operation for grass dumping. Councilman Beitler stated he has heard many comments also.

City Planner Rivera – Stated in the City's Comp Plan a Skate Board Park was in the plan for the area of 3rd Street as well as being considered at the landfill. Rivera commented on meetings she has attended on the endangered Chinook Salmon and the impact of the cities. Every jurisdiction will be required to have a plan on how they will address the Chinook Salmon. Rivera will be working together with other area planners and County planners on this issue.

Police Chief Cooper – Gave an update from a meeting earlier in the day that the Sheriff's department hopes to have the prisoner work crews back out within the next couple of weeks.

Fire Chief Klinger – Stated the Police/Fire Station is coming along. Extended an invitation to anyone who would like a tour of the building to contact him.

The meeting adjourned to Executive Session at 9:20 P.M. for discussion on property acquisition and union negotiations.

The meeting reconvened at 9:33 P.M.

Fire Chief Klinger announced the Volunteer's Pancake Feed to be held on May 2, 1998 at the Senior Center.

The meeting was adjourned at 9:34 P.M.

ATTEST:

APPROVED:
