
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
August 9, 2006 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

ROLL CALL: Present: Mayor Sharon Dillon, Councilmembers: Ted Meamber, Tony Splane, Louie Requa, Pat Colgan, Hugh Galbraith, Rick Lemley and Mike Anderson. Staff Present: Clerk/Treasurer Nelson, Attorney Berg, Planner Rozema, Engineer Blair, Police Chief Wood and Fire Chief Klinger.

Mayor Dillon announced additions to the consent calendar of Item H – Street Closure Request – Just for Fun Poker Run – August 13, 2006

Consent Calendar

- Minutes from Previous Meeting
- Finance
- Claim Vouchers #57968 to #58083 for \$814,646.90
- Payroll Warrants #38380 to #38478 for \$200,929.85
- Waiver of Fees – Riverfront Park – Skagit County Sr. Centers – September 14, 2006
- Street Closure – Chamber of Commerce – August 24, 2006
- Creation of Associate Planner Position (*moved to New Business*)
- Northwest Datum and Design Agreement (*moved to Unfinished Business*)
- Interlocal Agreement – Skagit County – Liquor Taxes & Profits
- Street Closure Request – Just for Fun Poker Run – August 13, 2006 (*addition*)

Councilmember Splane requested Item E – Creation of Associate Planner Position be moved to New Business.

Councilmember Requa requested Item E be moved to Executive Session and Item F – Northwest Datum and Design Agreement be moved to Unfinished Business.

Mayor Dillon and Attorney Berg noted that Item E – Creation of Associate Planner Position would not be an executive session topic. Berg recommended to move Item E to New Business and if the discussion warrants an executive session discussion he will advise.

Councilmember Lemley moved to accept the consent calendar Items A through H with the removal of E to New Business and F to Unfinished Business. Seconded by Councilmember Colgan.

Councilmember Lemley also noted that he was abstaining from Item D Street Closure – Chamber of Commerce – August 24, 2006 as he submitted the request on behalf of the Chamber of Commerce.

Motion carried.

Proclamation – United Way

Mayor Dillon read a proclamation which proclaimed September, October and November 2006 as United Way Campaign months in Skagit County. The proclamation encouraged everyone in the community to step forward with vigor and generosity to help your fellow man by volunteering and contributing financially to the United Way.

Public Comment

Greg Coates – 1163 Sudden Valley, Bellingham, WA addressed the Council and presented an idea for an annual charity and community oriented biking event to run over 2-3 days. The event would be a smaller version of “Arizona Bike Week” of which the production company that he is part owner of puts on. Coates answered questions from Councilmembers.

John Wright – 24356 Polte Road, expressed concern of the sewer system in the part of town behind E & E Lumber. He noted he has had discussion with the Planner and Engineer of getting a sewer system in that part of town. He spoke of the building project he is undertaking and would like to opportunity to hook up to sewer even though he has been approved for septic.

Councilmember Requa noted his interest in hooking up to a sewer system and questioned Engineer Blair regarding the status of the project.

Blair noted when the County funding for the project fell through that project area was reprioritized. If there was evidence of enough support with hook ups the project could be possibly be revitalized.

PUBLIC HEARINGS

Agreement – Joy Development – Continued

Mayor Dillon stated the public hearing was continued from the July 26th meeting for consideration of the proposed development agreement.

Councilmember Requa recused himself due to a conflict of interest and left the building. Councilmember Meamber disclosed his membership on the Food Bank Board and questioned any conflict of interest.

Attorney Berg noted he did not view his position on the board as a conflict. Berg also reviewed the agreement and two revisions that have been made from the original draft.

Mayor Dillon reopened the public hearing at 7:19 P.M.

Mayor Dillon closed the public hearing at 7:20 P.M.

Councilmember Anderson questioned the tracking of contract expiration dates. Attorney Berg explained the process of recording documents to the property to show such agreements.

Councilmember Galbraith moved to enter into a development agreement with Mike and Janet Joy. Seconded by Councilmember Meamber. Motion carried 6-0 (Councilmember Requa requested from the vote).

Councilmember Requa rejoined the Council bench.

Reenactment of Interim Zoning Control Ordinance (Sewer Moratorium)

Engineer Blair reviewed background information on the sewer moratorium and the request for renewal of the moratorium reducing the geographical area as a result of recent sewer improvements. The area to be removed from the moratorium is the Township line South of Polte Road.

Mayor Dillon opened the public hearing at 7:26 P.M.

Mayor Dillon closed the public hearing at 7:26:30 P.M.

Discussion ensued to include the need for publication on the effect of the moratorium to the UGA, design work in the vicinity North of Polte Road and down Metcalf Street, prioritizing of projects and funding.

Councilmember Meamber moved to adopt Ordinance No. 1551-06 An Interim Ordinance of the City of Sedro-Woolley Amending and Extending a Moratorium on Subdivisions in Certain Areas Served by the Township Street and Metcalf Street Sewer Mains for a Period of Six Months and Requiring New Applications to be Accompanied by Confirmation From the Public Works Director that Line Capacity is Available. Councilmember Spane seconded.

Roll Call Vote: Councilmember Meamber – Yes, Splane – Yes, Requa – Yes, Colgan – Yes, Galbraith – Yes, Lemley – Yes and Anderson – Yes. Motion carried.

UNFINISHED BUSINESS

Northwest Datum and Design Agreement (*moved from consent calendar at the request of Councilmember Requa*)

Councilmember Requa addressed contents in the scope of work and recommended that the contract be done in phases.

Councilmember Requa moved to enter into an agreement with Northwest Datum and Design to complete sections A, B and ½ G only for the Rita Street area acquisition program. Seconded by Councilmember Splane. Motion carried.

NEW BUSINESS

Preliminary Plat of Westpark

Planner Rozema reviewed background information regarding the preliminary plat of Westpark. The proposed plat is a 27-lot subdivision on approximately 5.79 acres between F & S Grade Road and West Jones Road. The land is zoned R-7 which allows seven building per acre lots at 6000 sq. foot minimum each.

Council discussion ensued to include renaming a portion of Garden of Eden Road, right-of-way width, proposed housing style and price range, sidewalks and stormwater system.

Young-Soo Kim – Summit Engineers & Surveyors addressed the Council to answer questions regarding the right-of-way width and the utility easements. He noted that the plat is in the preliminary stage and it has not been defined how much of an easement will be required to accommodate the utilities and stormwater. It is shown on the plat as 10 feet but may change as more details are defined. Young-Soo Kim also reviewed the detention system proposed for the project and noted the quality of homes would be similar to Settlers Square on Jameson Street with 2-story homes proposed.

Councilmember Lemley moved to adopt Resolution No. 728-06 A Resolution Granting Approval for the Preliminary Plat of Westpark, A 27-Lot Subdivision and Authorizing the Mayor and Her Designee(s) to Sign All Preliminary Plat Approval Documents. Councilmember Galbraith seconded. Motion carried.

Councilmember Anderson commented that he is going with the word of the City Engineer that the planned stormwater system is better than an open detention pond.

Engineer Blair noted previous discussions held at the Council level to try to avoid open ponds which breed mosquitoes.

Creation of Associate Planner Position

Mayor Dillon reviewed the proposed request for approval to add an Associate Planner position to the budget.

Discussion ensued to include previous staffing of the department, funding of the position, hiring process, importance of hiring someone with a planning degree and experience, salary range necessary for attracting experience, re-advertising of position at a higher

salary range, time frame for filling the position, length of current plan reviews and plan review goals.

Councilmember Galbraith moved to add an Associate Planner to the current 2006 Budget with a salary not to exceed \$45,000.00 with a year end budget amendment. Councilmember Splane seconded. Motion carried.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Mayor Dillon – stated she attended the opening ceremonies of the Skagit County Fair and encouraged all to attend.

Councilmember Colgan – reported on receiving a comment on the quality of trimming trees in the alley ways.

Councilmember Requa – requested clarification on the agenda for the worksession and timing of the discussion on the public works standards. It was noted the topic would be discussed at the joint worksession in September with the Planning Commission and Council. Requa encouraged everyone to read through the public works standards prior to the worksession.

Councilmember Meamber – questioned the work going on near Snelson's within the right-of-way. He discussed an opportunity for the City to operate the driving range at the golf course and reviewed some of the costs and equipment involved. Meamber requested a poll of the Council.

Discussion ensued to include need and potential income and expenses.

The general feeling of the Council was to proceed with the re-opening of the driving range.

Police Chief Wood – reported Adam Musgrove the newest police officer is currently attending the Police Academy. He also reported of an officer involved in an accident while responding to an call. The State Patrol is in charge of the investigation and the insurance company has been notified.

Fire Chief Klinger – announced the open house for the Skagit/Whatcom Self Help Housing. He also stated that if anyone does attend the Fair to stop by and say "Hi" to the Sedro-Woolley Volunteers who are doing fair manning over the next couple of days.

Engineer Blair – reported the City has been requested to appear before the CERB board for discussion on the REV grant (F & S Grade Road Intersection) status.

Planner Rozema – reported that Habitat for Humanity, of which he is a board member, has recently purchased property in Sedro-Woolley to start some homes and noted that

some of the grants that they receive come from the Community Action Agency. The Agency spoke to the Council at the last meeting.

Councilmember Meamber – questioned the status of the Skateboard Park and lack of equipment.

Mayor Dillon reported that there are some grants that have been applied for and we are waiting to hear whether we were successful.

Mayor Dillon – reported of a building review being conducted with the architect on the new building and encouraged Council to attend.

Jim Johnson – 587 Carter St., spoke to the Council and thanked them for their decision with the Associate Planner position. Johnson also spoke about the Farmer’s Market of which he is a board member and noted that the market is going well, the vendors are happy and the public have had positive comments about the location.

Councilmember Meamber – reported on the outcome of the outdoor movies and noted they were well attended.

David Asia – 17936 Pamela St., Mt. Vernon, substance abuse program co-coordinator with Skagit County Human Services addressed the Council regarding the Behavioral Triage program and their request for an increase in Sedro-Woolley’s contribution of alcohol excise tax. He noted the original request was 15% and the municipalities have agreed to an increase from 7% to 10%. He thanked Sedro-Woolley for their role. Asia presented an overview of the project and a timeline for the opening of the facility. He also reviewed statistical information to include the benefit to Sedro-Woolley.

Councilmember Colgan moved to adjourn. Seconded by Councilmember Splane. Motion carried.

The meeting adjourned at 8:42 P.M.

ATTEST:

APPROVED:
