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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
September 22, 2010 – 7:00 P.M. – City Hall Council Chambers

ROLL CALL: Present: Mayor Pro Tem Tom Storrs Councilmembers: Ted Meamber, Tony Splane, Pat Colgan, Hugh Galbraith, Rick Lemley and Brett Sandström. Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Engineer Freiberger, Planner Moore, Asst. Fire Chief Olson and Police Chief Wood.

The Meeting was called to order at 7:00 P.M by Mayor Pro Tem Storrs.

Pledge of Allegiance

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Checks #70241 to #70348 in the amount of \$194,585.06 (Voided Checks #70306 thru #70309)
  - Payroll Checks #48725 to #48830 in the amount of \$173,406.75
- Possible Contract Amendment 1 – Contract 2010-PS-09 Construction Administration and Inspection Service for the SR9 Sanitary Sewer Inspection Project, Reichhardt & Ebe Engineering
- Proclamation – United Way Campaign 2010

Councilmember Meamber moved to approve the consent calendar Items A thorough D. Seconded by Councilmember Colgan. Motion carried (7-0).

Parks Board – Introduction of Members

Shane Walley – Public Works Operations Supervisor addressed the Council on the creation of the Parks Advisory Board as authorized by Council in 2008. He noted due to the funding and economy no action had been taken until recently. Walley introduced the members of the board: Stephanie Lokkebo – Chair, Kim Woolsey – Vice Chair, Ed Blanton and Mark Mauden. Members not present: Todd Torgeson and Caleb Bradford. Each member presented their vision and goals for the board to include garnering support from the Council, maintenance of current buildings, development of current parks land, implementation of a children’s or community garden, new park in the west area of town, concern with maintenance of current parks before adding more parks to the mix, Rotary participation in maintenance of City park buildings and the need for parks facilities to enhance quality of life.

## Public Comment

Velma Walker – 726 Northern Ave, read a prepared statement to the Council regarding several residences within the 700 block of Northern with the condition of the property and unauthorized business being conducted. She encouraged enforcement of nuisance laws that are currently on the books.

Planner Moore indicated that City staff is currently working on an enforcement case for one of the particular residences mentioned.

## **PUBLIC HEARING**

### Ordinance – Alternate Payment Schedule for Impact Fees and General Facility Charges for Single-Family Houses Constructed for Resale (Spec Homes)

Planner Moore reviewed the proposed ordinance noting this was a second read. He reviewed a change from the first read in omitting the provision for a maximum 12-month deferral for payment. The reason for the removal is because the provision would create obstacles for any builder loan package. Moore stated the staff recommendation is to approve.

Mayor Pro-Tem Storrs opened the public hearing at 7:26 P.M.

Cory Ertel – Government Affairs Director for Skagit/Island Counties Builders Association (SICBA) addressed the Council with support for the proposal which he stated will improve the opportunity for spec building in Sedro-Woolley. He also believes it will help to spur growth and economic benefit to the City and urged adoption of the ordinance.

Rick Judd – 1310 Fruitdale Road, stated he supports the proposal but requested consideration be given to speculators building rental houses. He noted with the number of foreclosures there is a greater need for rental housing.

Discussion ensued on the difference between spec home vs. rental housing and their use of services.

City Supervisor/Attorney Berg pointed out that this ordinance does come with some risk if the market will not support the sale of homes once finished. He noted the consequence will be on the enforcement should the homes not sell.

Mayor Pro Tem Storrs closed the public hearing at 7:34 P.M.

City Supervisor/Attorney Berg – recommended Council implement the addition of a sunset clause effective December 31, 2011. He noted the sunset clause would allow the ordinance to automatically repeal itself upon the effective date.

Councilmember Galbraith moved to approve Ordinance #1682-10 An Ordinance Modifying SWMC Titles 13 and 15 Granting an Optional Payment Timeframe for Impact Fees and General Facility Charges and adding Section 8 Sunset Clause. Seconded by Councilmember Colgan.

Council inquiry regarding statistics or knowledge of concerns with this type of action was asked by Councilmember Sandström.

Motion carried (7-0).

#### Land Use Permit & Application Economic Hardship Extensions

Planner Moore reviewed the first read on a proposal for hardship extensions on applications that have come to their expiration dates and due to economic conditions are not able to secure financing or timing is an issue, but wish to continue with the projects in the future. The ordinance would allow a one time 3 year extension from the original date of expiration if the approval was set to expire between January 1, 2008 and December 31, 2011.

Mayor Pro Tem Storrs opened the public hearing at 7:39 P.M.

Cory Ertel – again to the podium addressed a letter sent to City regarding things to consider to help stimulate building activity in Sedro-Woolley. He noted this item was number 2 on the list SCIBA send to the Planning Department and Mayor Anderson for consideration. He thanked the Planning Department and Mayor Anderson for the consideration of the extension and urged Council to adoption of the ordinance.

Mayor Pro Tem Storrs closed the public hearing at 7:40 P.M.

Council discussion took place questioning the number of project that would be affected by the ordinance.

Planner Moore noted that any where between 5-10 larger projects would be affected.

#### **NEW BUSINESS**

#### Ordinance – Amendments to Chapter 17.48 SWMC and the Design Standards and Guidelines for Recreation Areas (Private Parks) within Subdivisions

Planner Moore reviewed the proposed amendments to Chapter 17.38 to change or clarify design codes that regulate parks. Moore noted proposed changes are a recommendation from the Planning Commission on parks as part of sub-divisions and presented background information, noting that the Planning Commission held several public meetings, published and posted notifications around parks, took a field trip to parks for input on the amenities and manned a booth at Woodfest.

He reviewed the ordinance to include a title change from playgrounds to recreation areas, increase of minimum size, and the reference of a manual (new section). Included in the manual are lighting requirements, sandboxes discouraged, safety barriers between recreation areas and roads, recreation area not allowed within utility corridors, requirement of drinking fountains for sub divisions of more than 25 lots, minimum dimensions, encouragement of trails, seating areas, picnic tables, landscaping, choice of amenities from pre-approved list and encouragement of extra amenities.

Council discussion ensued regarding trails not being included in open space, reasoning for choice of size and averaging of size based on input from public.

Rick Judd – noted that home buyers do give consideration of the size of playground when purchasing homes.

Corey Ertel – stated that City staff have identified certain problems and he can agree that recreation areas add value to a sub division, but the developer would be giving up a buildable lot, as well as being asked to provide other amenities. He questioned the possibility of density bonuses.

Planner Moore noted phase 2 of the update to the Parks and Recreation Element is to include creative ways to acquire park land such as donation of land or an endowment fund toward a regional city owned park.

Councilmember Lemley moved to adopt Ordinance #1683-10 to amend Chapter 17.38 SWMC and the Sedro-Woolley Design Standards and Guidelines regarding home-owner association-owned recreation areas within subdivisions. Seconded by Councilmember Galbraith. Motion carried (7-0).

## **COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

Police Chief Wood – reported on a busy week within the Police Department. He also reported on the progress on the dog shelter.

Asst. Chief Olson – reported the ladder truck is now in service and the fire engine has now been transferred to Oregon for completion. He noted photos available for anyone to review. Olson also announced the upcoming Fire Prevention week October 4 – 11<sup>th</sup>.

Engineer Freiburger – noted his usual engineering report at the Council seats. He also reported that the update of the public works website which includes all the engineering standards is up and running thanks to the efforts of Bill Chambers and Julie Rosario. The October 5<sup>th</sup> worksession will include a presentation on Illicit Discharge by Nick Vann and he will update the Council on stormwater permit compliance as well. Freiburger also reported that the County Commissioners voted to dissolved the Brickyard Creek Sub Flood Zone effective December 31, 2011.

## Fire Station 2 Update

City Supervisor/Attorney Berg updated Council on Fire Station 2, noting it is going very well. He reviewed the work recently completed and reviewed change order proposals to include central exhaust design conflicts, conduit to add additional radio antenna and still to come the gas line conflict and location of the meter in relation to the gas fired generator.

Finance Director Nelson – reported on the recent WFOA conference she attended which addressed the economic recovery being long and slow. She also noted that departmental budgets were due today.

Councilmember Splane – questioned work being conducted on Brickyard Creek, east of the underpass

Engineer Freiburger was unsure who was conducting the work but thought it might be Cascade Natural Gas looking at exposed gas lines that have been exposed by erosion. He also noted the County has also been doing maintenance along the creek.

Councilmember Lemley – reported on Founder’s day noting that the inclement weather played a part in the event.

Councilmember Sandström – questioned whether baseball cards with the new fire truck will be available. He also questioned the status of “Jerry’s Place”

Councilmember Meamber moved to adjourn. Seconded by Councilmember Colgan. Motion carried (7-0).

The meeting adjourned at 8:20 P.M.