

MINUTES OF THE JULY 26, 2012 CITY COUNCIL MEETING
City Hall, 135 East Johnson Avenue, Chelan, Washington

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

ELECTED OFFICIALS PRESENT: Mayor Goedde, Councilmembers Cooney, Harper, Higgins, Isenhart, McCardle, Morehouse, Steele.

STAFF PRESENT: City Administrator Reinbold, City Attorney Galbraith, Clerk/Administrative Assistant Gallucci, Finance Director Grant, Planning & Community Development Director Gildroy, Parks & Recreation Director Sablan, Public Works Director Van Epps.

3. AGENDA CHANGES

A. The Six Year Transportation Improvement Plan Public Hearing and Resolution was moved to the August 9, 2012 agenda.

4. CITIZEN COMMENTS

A. Terry Sanderson, 246 West Nixon Avenue, expressed opposition to the Chelan Lanes Land Use Designation change and the Proposed 2012 Comprehensive Plan Amendment package. He stated his home is right next to the Chelan Lanes property and a zone change from single family residence to tourist mixed use puts them next to a land use zone they would never have chosen. He feels his home will be the first and most severely affected by the loss of privacy and loss of property values.

5. CONSENT AGENDA

Councilmember Steele moved to approve the consent agenda as follows. Second by Councilmember Morehouse. Motion passed unanimously.

- A. Approve Minutes of July 12, 2012 Regular City Council Meeting
- B. Approve Claim Warrants No. 79525 – 79627 totaling \$ 1,482,951.15 and Payroll Warrants No. 38817 - 38934 totaling \$ 181,133.20.
- C. Acknowledge Receipt of Second Quarter 2012 Financial Reports

6. SPECIAL PRESENTATIONS

A. SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION PROJECT REPORT: Parks and Recreation Director Sablan presented several before and after photographs displaying the various changes made during the shoreline restoration at Don Morse Park. He discussed the project and stated all underwater work is complete but there is still 800 to 1000 cubic yards of sand to be dredged in the spring and then sand fences will be installed. Mr. Sablan expects dredging to occur every two to five years. He stated the breakwater would be expanded in 2013 as well as the addition of thirty (30) slips to the existing marina.

7. PUBLIC HEARINGS

None

8. ORDINANCES, RESOLUTIONS AND OTHER ACTION ITEMS

- A. PARKING ORDINANCE ADOPTION: City Administrator Reinbold discussed the proposed changes in the Parking Ordinance recommended by the Parking Task Force. These include adjusting the time limit in downtown area with a two hour limit on Woodin Avenue and a three hour time limit in all other areas including the PUD parking lot. The task force also suggested making residential parking permits in the Carroll-Ogden neighborhood every year from May 1 to September 30. Each household would be allowed up to six parking passes. Lake Street would be utilized for employee parking permits for three area businesses. Several councilmembers expressed their concerns regarding only utilizing residential permits for one neighborhood when parking is a City wide problem which should be addressed globally and it is an unfair practice to allow a few businesses to obtain parking permits for residential neighborhoods. Several options were discussed to increase parking in the City. Mayor Goedde inquired who would provide towing services due to concerns regarding the high cost of transport to Entiat when we have two local towing companies. Mayor Goedde stated he would not sign the ordinance until this was resolved.

Mr. Steele moved to table action on the proposed ordinance to a future meeting. Second by Councilmember Cooney. Motion passed unanimously.

- B. WASTEWATER TREATMENT PLANT FACILITY UPGRADE CHANGE ORDER NO. 2: Public Works Director Van Epps stated the contractor combined a few changes which are typical during the excavation phase of construction. This change order was processed administratively consistent with Resolution 2011-1332.

Mr. Steele moved to authorize the mayor to sign Change Order #2 for the Wastewater Treatment Plant Facility Upgrade Project in the amount of \$9,991.55. Second by Mr. Morehouse. Motion passed unanimously.

- C. ACKNOWLEDGEMENT OF VACATION FOR PORTION OF DIVISION STREET: City Attorney Galbraith advised the request was for the City's execution of an Acknowledgement that the identified portion of Division Street was vacated by operation of law pursuant to RCW 36.87.090. The request was made by the owners of the property adjacent to the platted street who want to develop their properties and must clear the title. The location of the subject platted roadway vacation is above the Three Fingers across HWY 97A. It was platted in 1891 and was not used or improved by 1896. RCW 36.87.090 provides that under these conditions, a street is vacated by operation of law. Therefore, the City is just participating in the creation of a document acknowledging the street is vacated as a matter of law and is not actively conveying or vacating a street.

Councilmember McCardle moved to authorize the Mayor to execute on behalf of the City the "Acknowledgement Regarding Vacation of Platted Roadway" relating to that portion of Division Street abutting Lot 23, Block 18 and Lots 1 and 40, Block 8, Plat of the town of Lake Park. Second by Councilmember Higgins. Motion passed unanimously.

- D. BUDGET AMENDMENT GOLF COURSE CLUBHOUSE TV: Mr. Sablan stated The Men's Club would like an additional television at the Lake Chelan Municipal Golf Course. The Men's Club stated they would donate up to \$500.00 if the City would match the donation. Staff will purchase the television and the Men's Club will reimburse the City. Sablan stated he feels like it is a positive move towards working together with the club.

Mr. Steele moved to accept the donation of up to \$500 from the Lake Chelan Men's Club and authorize an amendment to the budget for the purchase of a television in an amount not to exceed \$1,000. Second by Mr. Morehouse. Motion passed unanimously.

- E. 2012 COMPREHENSIVE PLAN AMENDMENTS WORKSHOP: Planning and Community Development Director Gildroy announced the purpose of the workshop was to advise Council of the proposed changes and no recommendation was being brought forward at this time. The following are the proposed changes:

- Rocky Point Urban Growth Area Modification: The proposed change is to remove eighty acres from the City's Urban Growth Boundary. Chelan County has determined that tWe are no longer planning for this area.
- Chelan Lanes Land Use Map Amendment: This land use amendment is part of the Downtown Master Plan goals for economic development. The Downtown Advisory Committee decided the Carroll Ogden area was the most appropriate for the Tourist Mixed Use (TMU) zone. It takes a year to change the Comprehensive Plan and then the applicant would have to apply for a rezone which took another three to six months. Staff wants to work with property owners for economic development and give them the ability to invest in their property. There is a possibility if zone was changed the existing home could become a vacation rental. There is no land use plan or development plan for this area at this time, the Comprehensive Plan is being changed so a rezone may happen.

- CITIZEN COMMENTS

- Jean Sanderson, 246 W Nixon – Voiced concerns about the tourist problems in their neighborhood. She discussed how the zoning had changed in her neighborhood several times without the resident's knowledge. She stated Tourist Mixed Use (TMU) This TMU land use designation will change the character of the neighborhood. If economic development is the reason for the designation change, she feels it should benefit of the community and the residents and the Carroll Ogden Addition neighborhood will not benefit but will be harmed. Only one person requesting a designation change and she asks the City leave the lot to the west as Single Family Residential to serve as a buffer against whatever project Mr. Raines has in mind. She asked for the City to help keep their neighborhood clean, quiet and safe and not assist in its deterioration.
- Frank kulowaski , 419 N Lake Street, did not know their zoning had changed to TMU. He supports Jeans comments.

- Jean Kulakowski, 419 N Lake Street, stated the Downtown Master Plan says downzone the Carroll Ogden neighborhood to preserve its single family character and asked why it would be changed. She also inquired why they were not informed about the zone change. Mr. Gildroy explained it was the notification requirements are different for a land use designation change versus a zone change. He stated zones change notifications are conducted through public notices and public hearings compared to a direct notification for land use designation changes.
- Conditional Use Permits Administrative Decisions: Proposed changes include for some conditional use permit applications to become an administrative process. A public review would still be conducted, but a public hearing would not be required. The Planning Director would make the decision for the following types of uses: Expansion of the floor area or ground area by twenty percent or less of a legally established conditional use; home occupations that generate customers on an appointment basis only, excluding barber and beauty shops; parking lots with twenty stalls or less ; alteration of an existing permitted conditional use permit that does not result in an increase of twenty percent average daily trips and does not exceed fifty daily trips; and accessory dwelling units in the Single Family and Multi Family Zone.
- Variance Conditions: Proposed variance code changes include two additions: Hardships of a financial nature, hardships which are self-created, and hardships which are personal to the owner and not to the property, shall not be grounds for a variance; and, the proposed variance will not amount to a rezone nor authorize any use not allowed in the district.
- Variance Administrative Decisions: Proposed administrative decisions for variances include twenty percent or less of the required width of a side, front or rear yard setback unless it is a five foot setback and fence heights when the variation is twenty percent or less than the applicable standard not to exceed six feet. Appeals can be conducted through the Hearing Examiner.
- Notice of Decisions: Type I and Type II Notice of Decision or Permits may be posted on the website at the discretion of the Director. Type III and Type IV will use Chelan Municipal Code 19.22.040 for Notice requirements.
- Manufacture Homes: Proposed changes include: permissible on one acre lots; permissible in single family and multifamily zones; internal road standards will be twenty eight feet instead of thirty, and ten feet open space between individual trailers.
- On-Site Parking: The proposed change for onsite parking within the downtown core is to return to the Chelan Municipal Code prior to the Downtown Master Plan.
- Capital Facilities Plan: A new Capital Facilities Plan was presented demonstrating the six year capital projects for the projected twenty year population growth.
- Ms. McCardle requested the Parks and Recreation refer to the board for a recommendation and not a decision.

None. Information only.

9. MAYOR AND COUNCIL COMMENTS

- A. CHELAN MAN: Ms. McCardle stated it was well attended but it appeared it had a greater impact on the community than ever before. Next year, she would like to see more signage to alleviate some of the impact.

Mr. Cooney hopes to modify the impacts next year.

Mr. Steele noted there were 3200 people in town for the event and he hopes the trend will continue.

- B. JOHNSON AVENUE PEDESTRIAN SAFETY PROJECT: Mr. Higgins suggested flowering dogwood trees in the median. He would like to see something very low maintenance possibly brick or rock installation between the trees.

Ms. Isenhart suggested ornamental low grasses.

- C. SUICIDE PREVENTION COALITION: Ms. Isenhart stated there would be a meeting held Saturday, August 11, 2012 at 9:30 a.m. at Lake Chelan Community Hospital.

- D. SAFeway CORNER BEAUTIFICATION PROJECT: Mr. Cooney stated there will be a meeting on August 1, 2012 at City Hall regarding the beautification of the Safeway corner. He would like to bring the proposed plan before Council at the August 23, 2012 meeting.

- E. LAKE CHELAN MUNICIPAL GOLF COURSE: Mr. Cooney was at the golf course and was very impressed by the condition of the course and the good service. He heard many "what a bargain" comments from several other players.

- F. CURRENT LIBRARY BUILDING: Mr. Harper stated he knows many think the current library building should be sold but he believes the City should retain ownership of the building and lease it at fair market value. Mr. Harper said many groups such as Chelan Valley Hope, the food bank, etc. could share the facility and get more use out of it.

Mr. Cooney and Mr. Steele agree with Mr. Harper.

- G. CITY PARKS: Mr. Morehouse had friends who enjoyed the park and are impressed with the direction of the parks.

- H. COUNCIL SUPPORT: Mr. Morehouse supports all previous comments made by Councilmembers.

- I. SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION PROJECT REPORT: Mayor Goedde appreciates the presentation from Charles.

10. CITY ADMINISTRATOR'S REPORT

- A. STATE AUDITORS: The annual audit is in progress at this time.

- B. PROTHMAN CITY ADMINISTRATOR RECRUITEMENT: Monday, August 6, 2012 will be the best opportunity for Council, staff, and citizens to speak with Greg Prothman to discuss the qualities they would like in a City Administrator.
- C. STRATEGIC PLANNING RETREAT: The retreat will be held at the Chelan Senior Center on August 13 and 14, 2012 from 5:00 p.m. to 9:00 p.m. The agenda will be available soon.
- D. FINANCE DIRECTOR: The Finance Director, Ms. Grant, was awarded the Finance Officer's award for the eighth year.
- E. MASONIC TEMPLE LIBRARY COMMUNITY DEVELOPMENT BLOCK GRANT: Mr. Reinbold attended a class in Moses Lake with Larry Hibbard and Gary Sterner for all entities that were awarded the grant.

11. RECESS (AIRPORT BOARD MEETING)

Council meeting was recessed at 7:58 p.m. to allow the Mayor and Councilmembers to participate in the regular meeting of the Airport Board. Council meeting reconvened at 7:59 p.m. following adjournment of the Airport Board meeting.

12. EXECUTIVE SESSION

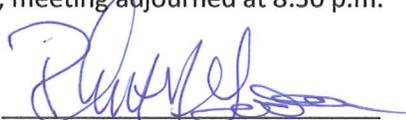
At 8:05 p.m. Council adjourned to executive session to consider matters of personnel. Reinbold estimated the executive session would last fifteen minutes and said no action would follow. At 8:20 p.m. Reinbold announced the executive session would continue for an additional ten minutes. Regular meeting reconvened at 8:30 p.m. following adjournment of the executive session.

13. ADJOURNMENT

There being no further business, meeting adjourned at 8:30 p.m.



Peri S. Gallucci
City Clerk



Robert R. Goedde, Mayor
Mayor

DATE APPROVED BY COUNCIL:

August 9, 2012