

**City of Kittitas  
Council Meeting Minutes  
September 8, 2009**

Mayor Huber called the meeting of the Kittitas City Council to order at 7:00 p.m., September 8, 2009. Councilmembers present: Turpin, Gilmour, Camarata, and Gay. Councilmember Alvord was absent.

Staff present was Clerk/Treasurer Robin Newcomb and Chief of Police Mike Studer.

Mayor Huber led those assembled in the Flag Salute.

**APPROVAL OF MINUTES**

Councilmember Turpin moved to approve the minutes from the August 25, 2009, regular meeting. Councilmember Camarata seconded the motion. The motion passed 4 yes and 0 no.

**ADDITIONS TO AGENDA**

Councilmember Camarata moved to approve the agenda and Councilmember Turpin seconded the motion. The motion passed 4 yes and 0 no.

**PUBLIC APPEARANCE COMMENTS**

None

**REPORT OF OFFICERS AND SPECIAL GUESTS**

**Kittitas County UGA Presentation** – Jan Ollivier, Kittitas County Transportation Manager, introduced Paul Jewel, County Commissioner, Neil Calkins, County Deputy Prosecutor, and Lisa Grueter with ICF Jones & Stokes Consulting Firm. Lisa Grueter explained her firm was hired by the county to help with the Kittitas County Comprehensive Plan compliance effort for 2009. They would like to respond to the Growth Management Hearings Board case that required the county do an independent analysis of the city's land capacity analysis and capital facilities plan to support the Urban Growth Area expansion request. The county's role is to determine the size and location of the UGA in consultation with the city. Some points made were:

- The UGA must be appropriately sized and based on the population allocation received from COG
- Residential findings include needing about 180 homes to meet the COG population
- The city's comp plan shows we have the capacity for 357-379 homes
- The UGA currently is oversized for the number the city has been allocated
- 1<sup>st</sup> option -- The UGA boundaries could be reduced
- 2<sup>nd</sup> option -- The land use mix could be altered
- 3<sup>rd</sup> option -- Revise the population allocation
- 4<sup>th</sup> option -- Mixture of the three above
- ICF Jones & Stokes identified 2 options to achieve this balance -- #1 to maintain boundaries but come up with a population allocation equivalent to 448 units -- #2 to remove the land east of #81 Road from the UGA and changing the 20 acre area near the John Wayne Trail to mixed commercial industrial.

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This would give the city a capacity of about 370 dwellings which would be closer to the city's capital facilities plan

- The decision will be taken to the county planning commission and COG
- We have more platted lots than the population allocation by COG
- There is a need to attract and retain retail businesses in the county
- The city unemployment rate is about 4% higher than the county
- The city has 1/3 jobs per household compared to the county that has about 1 per household
- The average commercial parcel size currently is about 5 acres and the additional area with the UGA expansion would bring this up to about 32 acres
- Does the city want to be a bedroom community, a balanced community, or a job rich community
- We have the lowest assessed home values of all cities in the county
- Sales tax revenues play a part along with property tax and other revenues
- Commercial business is the #1 priority for the City of Kittitas
- ICF Jones & Stokes would like a resolution or letter from the city for the county planning commission meeting on October 13<sup>th</sup> and to COG on October 28<sup>th</sup>

Lisa Parks asked if it is possible the city create a resolution supporting all of these options in a wider scope. She explained the City of Kittitas did an outstanding job updating the comp plan initially. The Hearings Board put additional requirements on the county because they were not given the opportunity to explain it. Lisa with ICF Jones & Stokes explained the Hearings Board expectations have been increasing over the years and the Growth Management Act doesn't have a lot of detail on employment and has evolved over time because of the greater expectations. She stated the City of Kittitas' 2007 comp plan amendment was a solid plan and the city did what was required in 2007 with updating their comp plan.

Our planner, Lisa Parks, believes the county and ICF Jones and Stokes have done well but thinks council should also understand the commercial aspect. The comp plan will also need to be amended if these changes are made so the city comp plan mirrors the county comp plan.

Councilmember Gay suggested having Lisa Parks drafting the resolution for the September 22<sup>nd</sup> council meeting so it can be forwarded on to the county planning commission and COG and Council agreed.

**END OF TAPE 1 SIDE 1**

**Lisa Parks Planner** – Lisa explained the city can start charging fees during the pre-application stage. There are different options available. A large commercial project could cost the city significant fees. Councilmember Gay suggested giving the developer a limited number of hours during the pre-application stage and after that start charging them.

To amend the comp plan the planning commission works with staff to review materials and issues. The planning commission holds a public hearing and then there is a 60 day review process with the state. After that, it goes to the city council for approval.

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Developers do not come to the city council for approval on their projects. The City of Kittitas adopted Title 17.44 general regulations to comply with the Growth Management Act. This will reduce the city's risk of liability and exposure for politically motivated decisions. Council writes the laws and requirements and the city staff and hearing examiner apply these laws on a day to day basis.

**Planning Commission/Tina Morefield** – August 18<sup>th</sup> the planning commission had a meeting and discussed allowing chickens and rabbits to the city ordinance. The planning commission voted against this at this time. They felt they would like to allow 4-H animals but they want to make sure the ordinances are clear and have strict guidelines. They would also like to work on the dog and cat issues and change the variance to a maximum of 3 dogs rather than the current 4 allowed.

**Library Board** – Terry Leader explained they replaced quite a few of paperback books with hardback books.

He also stated Marylou Gilmour thanked council for the additional \$2,500 revenue for 2009. The library asked for \$6,500 from the county for 2010 funding.

They will have a story time once a week starting up again and have had a variety of activities for the children. The library would like to host a candidate night prior to the general election. Anyone interested should contact Marylou Gilmour.

Councilmember Turpin moved to approve the surplus list and Councilmember Camarata seconded the motion. The motion passed 4 yes and 0 no.

**UNFINISHED BUSINESS**

**Ordinance 09-015 – Limiting Usage of Fireworks** – The public hearing was opened at 8:16 p.m. After no discussion, the public hearing was closed at 8:17 p.m. Councilmember Gay believes we should extend the days and times fireworks are allowed. Councilmember Turpin believes extending the time period increases the liability for potential fires. Mayor Huber explained if there is too much limitation, the vendors selling them could be affected. Councilmember Camarata believes we should stay with the state statute. Councilmember Turpin moved to table this ordinance and Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

**Ordinance 09-016 – 2009 Budget Amendment #2** – The public hearing was opened at 8:25 p.m. After no discussion, the public hearing was closed at 8:26 p.m. Councilmember Turpin moved to approve this ordinance and Councilmember Camarata seconded the motion. Councilmember Gay asked if this was to pay the library utility bills. He asked why we would transfer money into the library fund when the street fund has a negative balance. Mayor Huber explained the street fund balance is <\$6,409> and the library fund balance is \$8,461. He also explained at the last meeting the library didn't ask for money in 2009 during their presentation. Councilmember Gay believes this is not fiscally responsible. The motion passed 3 yes and Councilmember Gay voting no. Mayor Huber vetoed this ordinance and gave Council this written objection in writing per RCW 35A.12.130.

**END OF TAPE 1 SIDE 2**

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He explained Council can override this option with a majority plus one which isn't possible at this meeting.

**NEW BUSINESS**

None

**APPROVAL OF PAYMENT**

**Approval of August Payroll and September Draws** – Checks #7466 to #7481, #E888091 to #E888101, and #E999091 to #E999092 for \$35,771.74 were moved to be approved by Councilmember Gay and seconded by Councilmember Camarata seconded the motion. Check #7469 was voided. Roll call vote: yes for Councilmember Camarata, Gilmour, and Gay. Councilmember Turpin no.

**Approval of August Bills** – Checks #13389 to #13402 for \$15,558.48 were moved to be approved by Councilmember Gay and seconded by Councilmember Turpin. The motion passed 4 yes and 0 no.

**MAYORS REPORT**

**Alvord Resignation** – Mayor Huber reported that Councilmember Pat Alvord has resigned. The county explained someone can be appointed at this time but Pat will remain on the ballot. Council agreed to advertise this position in the paper.

**Demolition of City Hall** – Currently Huber Construction is doing the demolition but needs volunteers.

**WWTP Fine Screen** – Mayor Huber explained WWTP Manager Howard and WWTP Operator Bach did a great job cleaning up the aerator nozzles. By doing this cleaning they were able to save one of the \$30,000 pumps. Huber Construction donated the safety equipment needed to get this completed. Gray & Osborne explained the fine screen is an important element for the WWTP to prevent this type of incident from happening and noted this in an email dated 9/8/09.

**Budget Position** – The general fund has a balance at 8/31/09 of \$107,353. Mayor Huber explained this is because of the city being diligent in managing the 2009 budget and is one of the reasons he vetoed giving the library fund \$2,500. He would like Council to look at the budget more carefully before making this type of decision.

**COUNCIL DISCUSSION**

**Shelving** – Councilmember Gilmour suggested giving away the old shelving in the Fire Department and asked if this needs to be surplused or not.

**Community Hall Roof** – Public Works Lead Bosch has talked to Puget Sound Energy on a possible grant for the Community Hall Roof. We are waiting on roof bids for the cost.

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**ADJOURN**

Councilmember Turpin moved to adjourn the September 8, 2009, meeting. The motion was seconded by Councilmember Camarata. The motion passed 4 yes 0 no. Meeting adjourned at 8:40 p.m.

Attest: Mayor Frederick Huber \_\_\_\_\_

Clerk/Treasurer \_\_\_\_\_