

BATTLE GROUND CITY COUNCIL MEETING

April 3, 2006

City Clerk Claire Warner called the roll. The following were:

- PRESENT:** Mayor John G. Idsinga, Deputy Mayor Sandra Barnes and Councilmembers Ciraulo, Reinhold, Regan, and Ganley.
- ABSENT:** Councilmember Walters
- ALSO PRESENT:** City Manager Eric Holmes, Deputy City Manager Dennis Osborn, City Attorney Brian Wolfe, Chief of Police James McDaniel, Assistant City Engineer Shane McKenzie, Executive Liaison Adrienne DeDona and City Clerk Claire Warner.
- PRESS:** None.

Moved by Councilmember Ciraulo and seconded to excuse Councilmember Walters due to her husband's surgery. Motion carried unanimously.

COUNCIL SENTIMENTS

Councilmember Reinhold announced that the Rose Float construction crew is "down a member" and asked anyone who was interested in helping out with this project to volunteer. He added that construction will be taking place on the float on Mondays and Wednesdays from 6:00 p.m. to 9:00 p.m. and on Saturdays from 9:00 a.m. to noon at the Fairgrounds Building.

Councilmember Ganley stated that there would be a farewell reception for C-TRAN Executive Director Lynne Griffith at the C-TRAN headquarters from 5:00 p.m. to 7:00 p.m. on April 13th. Councilmember Ganley said that he asked Finance Director David Reeves for regional populations and then reviewed the information he had received (attached).

There was discussion about the areas included in the materials Councilmember Ganley presented.

City Manager Eric Holmes noted that the Regional Transportation Council has issued it's most recent regional traffic counts and the intersection of 502 / 503 is the 14th busiest intersection in the County, with an average daily trip count of 49,000.

MAYOR'S REPORT

There was no Mayor's Report given.

CITIZENS COMMUNICATIONS

Michael Achen, 20926 NE Allworth Road, Battle Ground, Washington

Mr. Achen stated that Achen Development had a personal dilemma that he sought City Council's help with. He said that Achen Development is building a subdivision on the northwest corner of 179th Street and 503. He added that construction has been going on all through the winter and it is a 38-acre site. Mr. Achen said that when they vested the subdivision and started the plat, they were in the rural-center, one acre zone. He said that they vested the project for 29 lots and when they "got through the transportation issue" it made sense to take four of the lots out at the intersection, lots 26 through 29. Mr. Achen explained that 179th and the road going into the first cul-de-sac, are both public roads and they will be doing streets, curbs and sidewalks.

Mr. Achen said that, with a "little persuasion" from Clark County, the County has allowed his development to build to full urban standards. He said that this would probably be one of the nicer rural subdivisions in the County and it "would have everything that your City has", it won't have open ditches and it will have street lights. He said that he would like to propose going through to the west and connect to 179th on the west side of Meadow Glade. Mr. Achen said this has created a commercial intersection at this area, so he would like four lots of the project to be commercial.

Mr. Achen explained that when the subdivision was vested, he had the ability to do a zone change to rural-center commercial, but the County has the area in an urban holding zone now and they do not want to build million dollar houses on that corner, they want to do a commercial complex. Mr. Achen said that corner is surrounded by roads; it is an "island". He said that he has left the ability to build an access road beside the project so the City can get to the rest of the urban growth boundary north of the subdivision. Mr. Achen said that he would like the County and the City to get together and figure a way to remove the urban holding on that parcel so a rural-center commercial zoning can be obtained.

There was discussion about access and the property.

City Manager Eric Holmes said that the City Council is not in a position to remove the urban holding, as it is an action by the County that would have to happen, the City would only be able to give input on the matter.

It was the consensus of the City Council to discuss this during the April 24, 2006 Study Session.

Mr. Achen then described the recording process of the subdivision.

Louise Owen, Prairie Hatcher's 4-H Leader

Ms. Owen said that she would like to give "the plug for my club and the 4-H leaders in Battle Ground for the use of our barn that is right now located out by the Little League fields". She presented a schedule of past meetings that have been held at the barn (attached). She then described the schedule and noted that the low use time is in winter. She noted future dates that would run through the end of the year.

Ms. Owen commented that she is excited for the new, proposed building and she planned on scheduling the building for her club to use it. She added that the building does not provide any place for their animals. She explained that her group deals with poultry and the process that the poultry go through prior to judging. Ms. Owen noted this is one of the only buildings in Clark County that she knows of that allows this type of activity. She said that she hopes the City and 4-H can work together on this endeavor.

Mayor Idsinga stated that Executive Liaison Adrienne DeDona would take her information and keep her apprised of the activity at the 4-H building.

Alice Williams, 105 West Main Street, Battle Ground, Washington

Ms. Williams said that she has been told in the past by Police Officers that they can not do anything unless they “visually watch a non-scoop of defecation in the park”. She said that she sat out in the park and watched the park and called 9-1-1, non-emergency, and reported an incident of this nature. She said that the person who non-scooped received a “slap on the hand” and she did not have her dog on a leash either. Ms. Williams said that she was not happy with the situation, so she called several people at the City and received a response and was pleased with that. However, she said that she thought there was no ordinance for non-scooping and asked if this were true.

City Manager Eric Holmes said that there is a provision in the City’s nuisance code that prohibits leaving dog refuse, so it does have to be cleaned up.

Ms. Williams asked if Fairgrounds Park was an off-leash park.

Mr. Holmes informed her that no park is an off-leash park.

There was continued discussion regarding non-scooping.

Mr. Holmes stated that the parks would be signed with the Municipal Code reference to leashes and scooping.

There was continued discussion on non-scooping.

Mayor Idsinga stated that off-leash areas could be discussed at an upcoming Study Session.

With no further comments, Mayor Idsinga closed the Citizen’s Communications portion of the meeting.

CONSENT AGENDA

- A. Payroll Vouchers 03/20/06 #24433 to #24446 for \$11,855.00 and DD \$38,345.00
- B. Minutes of the March 20, 2006 City Council Meeting
- C. Minutes of the March 27, 2006 City Council Study Session
- D. Clark County Solid Waste Interlocal Agreement

Moved by Deputy Mayor Barnes and seconded to approve the consent agenda as presented. Motion carried unanimously.

NEW BUSINESS

Professional Scope of Services for Central Main District Plan: Presentation

Community Development Director Brian Carrico said that this agenda item is to introduce the professional services scope for the Central Main District Plan. He said that the Comprehensive Plan identified a number of areas within the City for the City to conduct additional sub-area or district planning processes. One such area was Central Main Street, from Parkway to 503. He said that this process was discussed last year and the City issued a request for qualifications and there were a number of respondents. Mr. Carrico said JD White was selected as the most qualified firm and a scope and elements was discussed with them.

He then summarized the scope of work as presented in the City Council packet.

There was discussion on the timeframe of the project.

Mr. Carrico estimated that the process would take approximately 6-months.

Moved by Councilmember Ciraulo and seconded to authorize the city manager to execute a Professional Services Scope contract with the JD White Company for the Central Main District Plan in an amount not to exceed \$40,460.00. Motion carried unanimously.

Review and Discussion of Comprehensive Plan Designations and Zoning for Draft Urban Growth Area Expansion Areas: Presentation

Community Development Director Brian Carrico said that the intent of this agenda item is to review with the Council the draft land use and zoning designations for the areas that the County is considering adding to the City's Urban Growth Boundary. Mr. Carrico said that once the alternative was refined, it will lead into more detailed planning so that population estimates, job forecasts, etc. could be produced. He said it is not a final decision on what the land use will be, but it is a starting point for a more detailed assessment.

He reminded Council that the County adopted a revised Comprehensive Plan in September 2004. With the election of new board members the process was reopened and the County is considering additional expansions to the urban growth boundary. He said that City has proposed an alternative boundary which has been included in the alternatives that the County is considering.

He explained the alternatives that the County is considering as presented in the City Council packet.

Dick Rylander, 11416 NE 177th Circle, Battle Ground, Washington

Mr. Rylander said that he and his wife have recently returned to the area after traveling the U.S. Mr. Rylander explained that they have previously lived in the Vancouver Mall area, where they resided for about 14 years and raised four children and they now have seven grandchildren. He said that when they returned to the area they moved to the rural Battle Ground direction and acquired 4.5 acres in Windsong Acres subdivision.

Mr. Rylander said that they moved into the house last August and they are working on landscaping and other aspects and their intention is to return to the area and wind down. He said that it has come to their attention that, because of the County and / or the City, there is a potential to annex the Windsgong Acre 16-lot subdivision and take the property immediately to the south and turn it into a light industrial complex.

Mr. Rylander explained that, as his letter states (attached), they would find this distasteful and would have negative impacts as described in his letter. He said that he would argue that it is not consistent with the developments in the area, nor the character and the flavor of the area.

He summarized that he is deeply concerned with this potential course of action and he has been active in the past and is prepared to be active in a positive manner on this case. He said that if this decision is to turn the area into a light industrial complex, he will fight this vigorously with every amount of time and money in their disposal because they do not want their lifestyle and property value destroyed.

Lee Moon, 11814 NE 177th Circle, Battle Ground, Washington

Ms. Moon stated that several years ago, she spoke before the City Council. She added that it is discouraging to have to be before the Council again so soon. She said that she too, did not want to see their large acreage lots become part of the Battle Ground formal City limit. Ms. Moon said that part of this has to do with the acreage that was just discussed being light industrial.

Ms. Moon stated that it was her understanding that when one has that sort of boundary sharing there is a buffer zone of some sort of other zoning that would take place. She said that people are building million dollar homes that will have a light manufacturing establishment that will be able to be seen from their back door. She explained that she thought this zoning is completely inconsistent and unfair to do to people who have put this much money and planning into what they are building, which are their dream homes.

She said the street that is currently a little, sleepy road that you can barely fit two cars on at the same time, would turn into the street for trucking which is something much different than it is now. Ms. Moon added this would also create a lot of noise. She asked the City, for whatever part the City plays in the southern Meadow Glade expansion that they reconsider. She said that she would like Mr. Carrico to speak to how a sewer system would be funded for the light industrial area as well as discuss buffer zones.

There was discussion about:

- The number of jobs that the development would bring.
- The City's role in the process with respect to the Clark County Commissioners, as well as how the plan relates to annexation.
- The history of the boundary line.
- Signalization.
- Definition of Light Industrial.
- Buffer areas.
- Pending plats.

It was the consensus of the City Council to direct staff to bring back alternatives for the City Council's review.

Mr. Carrico explained that staff will come back at a work session with some discussions of alternatives for the discussed areas. Once the land use map is refined, staff will start to develop some population employment impacts and the public process will start. Mr. Carrico then described the process that would help to make a decision on updating the comprehensive plan. He added that the City would know more as the County moves through their process.

ADMINISTRATIVE REPORTS UPDATE

Assistant City Engineer Shane McKenzie announced that the Kiwanis Park bid opening was held last Thursday at 10 a.m. and staff will be recommending the lowest, best bidder on the April 17, 2006 City Council Agenda.

Ms. McKenzie stated that, at the last City Council meeting, Public Works Director / City Engineer Sam Adams was asked to find out how often the 4-H Building was used. She presented the information that she had gathered and noted that it was consistent with the list that Ms. Owens had presented. She then summarized the list she compiled (attached).

There was discussion about the Clark County facilities that could be used for 4-H facilities.

Ms. McKenzie then gave an update regarding temporary service for the 4-H building:

- Upfront, capital improvement costs for water and sewer - \$5,000
- Temporary sanitary sewer for 24 months - \$2,400

There was discussion regarding the breakdown of the fees.

Mayor Idsinga asked staff for further clarification of the fees for the Council's review.

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There was discussion regarding the:

- Types of uses for the building.
- Other 4-H groups.
- 4-H's citizenry.
- Types of amenities that could be provided to 4-H.
- Temporary facilities.

City Manager Eric Holmes said that he would talk with Ms. Owens, Clark County and the School District regarding a long-term solution for 4-H.

Mr. Holmes reminded the City Council that the Public Disclosure Commission F-1 filing needs to be complete by April 15, 2006.

He then explained that, on April 12th, from 9 a.m. to noon, two City Councilmembers or staff are needed for "Project Citizen Showcase" judging at Maple Grove Middle School. He added that Deputy City Manager Dennis Osborn will be one of the judges, if two Councilmembers were not available.

Mr. Holmes stated that, before the City went to bid on the Kiwanis Park Project, the City Council indicated an interest in working with artists at local schools to incorporate student artwork into the exterior wall of the restroom building.

Mr. Holmes said that Ms. Linda Kliewer, President of the Battle Ground Art Alliance, has volunteered to work with the schools and the students to develop art that can be fired into artistic tiles that could be placed into the wall.

It was the consensus of the City Council to move ahead with developing tiles for placement in the walls, with final approval of the tiles given by the City Council.

Mr. Holmes said that he has been working with Commissioner Marc Boldt to arrange an informal joint meeting between the City Council and the County Commissioners. He asked if the City Council if they had any preferred dates for the meeting.

It was the consensus of the City Council to target the 2nd or 5th Monday nights of the month for a joint meeting.

Mr. Holmes requested to have an Executive Session to discuss pending litigation and real estate transaction for 30-minutes with potential action to follow.

Moved by Councilmember Reinhold and seconded to enter into Executive Session to discuss pending litigation and real estate transaction for 30 minutes with potential action to follow. Motion carried unanimously.

There was a 5-minute break at 8:29 p.m.

Executive Session began at 8:36 p.m.

Executive Session adjourned at 9:00 p.m.

EXECUTIVE SESSION

ADJOURNMENT

The meeting was adjourned at 9:01 p.m.

John G. Idsinga,
Mayor

Claire Warner,
City Clerk

Meetings of the Battle Ground City Council are recorded on audio tapes. These tapes are kept on file in the office of the City Clerk for a period of six (6) years.