

## **BATTLE GROUND CITY COUNCIL MEETING**

**February 5, 2007**

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

- PRESENT:** Mayor John G. Idsinga, Deputy Mayor Sandra Hall and Councilmembers Ciraulo, Reinhold, Ganley, Regan, and Walters.
- ABSENT:** None
- ALSO PRESENT:** City Manager Dennis Osborn, Public Works Director / City Engineer Sam Adams, Community Development Director Brian Carrico, Chief of Police James McDaniel, Police Lieutenant Roy Butler, Executive Liaison Adrienne DeDona, Assistant City Engineer Shane McKenzie, Assistant Planner Robert Maul and City Clerk Claire Lider.
- PRESS:** Brandy Slagel, The Reflector

Mayor Idsinga said that Councilmember Ciraulo had stated that he would be approximately 20 minutes late to tonight's meeting.

### **COUNCIL SENTIMENTS**

Councilmember Walters congratulated Deputy Mayor Hall on her recent wedding. She then added that she had the opportunity to visit the City's skate park that is being constructed and noted that the kids are really excited about it. She commented that she would be at quarterly training for the store she works at and may not be able to attend the State of the City Address.

Councilmember Ganley announced that he attended the Chamber of Commerce Annual Banquet and said that Elie Kassab won Business Person of the Year and Bev Brissler won Citizen of the Year. He then informed everyone that they could view pictures of the City's skate park by visiting [www.dreamlandskatepark.com](http://www.dreamlandskatepark.com)

Councilmember Reinhold congratulated Deputy Mayor Hall on her marriage. He added that he thought that the Chamber of Commerce Banquet was great. He said that the North County Community Food Bank rummage sale met its budgetary goal and earned \$2,300. He said that the next rummage sale will be during the first week of August. He reminded everyone that tomorrow night is the Friends of the Library meeting.

Mr. Reinhold then gave thanks to City staff and explained how there were signs around town for a warehouse sale and City staff notified the owners of the signs. He stated that the Rose Float construction would be taking place on Saturday between 9 a.m. and noon, he invited all to attend. He then commented on the anonymous letter he received from the Battle Ground Mobile Home residents and added that he wished that they would have included a name on the letter so that he would have had the opportunity to respond.

**MAYOR'S REPORT**

Mayor Idsinga commented that he is back from Hawaii.

**CITIZENS COMMUNICATIONS**

**With no comments, Mayor Idsinga closed this portion of the meeting.**

**CONSENT AGENDA**

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests specific items to be removed from the Consent Agenda for discussion prior to the time council votes on the motion to adopt the Consent Agenda.

**#1.**

- A.** Payroll Vouchers 01/19/2007 #24808 to #24818 for \$8,255.00 and DD \$46,675.00
- B.** Claim Vouchers 12/08/06 #49308 to #49423 in the amount of \$113,230.57
- C.** Claim Vouchers 01/08/07 #49429 to #49673 in the amount of \$1,255,387.65
- D.** Claim Vouchers 01/19/07 #49675 to #49810 in the amount of \$428,709.71
- E.** Final Plat Application for "Sixth Street Station" Subdivision, Formerly Known as "Commerce Parkway Phase II and III" Subdivision
- F.** Award of Bid for Vactor Truck Purchase
- G.** Award of Bid for Commercial Riding Mower Purchase
- H.** Award of Bid for Gas Powered Forklift Purchase
- I.** Award of Bid for Valve Operator Purchase

**Moved by Councilmember Ganley and seconded by Councilmember Walters to approve the consent agenda as presented. Motion carried.**

**Blonski Development Agreement: Public Hearing**

Community Development Director Brian Carrico explained that the Blonski Annexation started in September 2006 when the City received a 10% Notice of Intent from Joe Blonski to annex approximately 7.58 acres into the City. He stated that the Council has already conducted a Public Hearing regarding the annexation and that tonight's Public Hearing is specifically related to the development agreement portion of the annexation.

Mr. Carrico noted that he has worked with the property owner, Mr. Joe Blonski, and believed that he would sign the agreement. He added Ms. Ramona Kirsch, Mr. Blonski's daughter, is in attendance tonight.

Mr. Carrico then asked if there were any questions.

Mr. Carrico then reviewed the options that Council could take with regards to the development agreement:

- *Option* – Pass the resolution authorizing the City Manager to sign the development agreement. *Results* – The subject property would be subject to the terms of the agreement. This action would result in clear expectations related to sewer service for the City and the existing and future property owners. Annexation of the property would come under a separate action.
- *Option* – Take no action. *Results* – The development agreement would not take affect. The Council could choose to annex the property with or without the agreement by separate action.
- *Option* – Modify the agreement. *Results* – The agreement could be modified and a resolution passed authorizing the City Manager to sign the agreement. The Council could choose to annex the property with or without the agreement by separate action.

Mr. Carrico noted that the next agenda item will effectuate the agreement.

There was a brief discussion on the Scribner's errors in the agreement.

**Mayor Idsinga opened public hearing on the Blonski Development Agreement.**

**Ramona Kirsch**, 21710 37<sup>th</sup> Place West, Brier, Washington

Ms. Kirsch stated that she is here tonight representing her father, Joe Blonski.

Ms. Kirsch explained that when she first came to the City to ask about the annexation it was because her father couldn't afford the property anymore because of the property taxes. She added that when she went to the Assessor to find out why the property taxes were so high, she was told it was because the property was, "too valuable".

She then asked what they could do to "help the property" and she was told that they should build a home on the site. Ms. Kirsch explained that this wouldn't work because of the taxes. She said that this is when they decided that it is time to sell the property. She said that when she discussed her plans to sell the property to the County, they informed her that there was an overlay with the City.

She added that when she came in, in October, everyone at the City who helped her was kind. She said that this is when they learned about the sewer attachment connected with the property. Ms. Kirsch said that her Dad turned 87 today and that this is emotional for her. She said that she would just like to sell the property so her dad could enjoy the sun. She said that the sewer situation could delay the sale for a couple years.

There was discussion about the sewer overlay.

Ms. Kirsch thanked the Council.

**Mayor Idsinga closed the public hearing on the Blonski Development Agreement.**

There was discussion on sewer hook-ups

**Moved by Councilmember Reinhold and seconded by Councilmember Ganley to approve Resolution No. 07 – 01. Motion carried.**

**Ordinance No. 07 – 03, An Ordinance Regarding the Annexation of Unincorporated Territory to the City of Battle Ground, Washington and Fixing its Zone for Land Use: Consideration**

City Clerk Claire Lider read Ordinance No. 07 – 03 by title.

**Moved by Deputy Mayor Hall and seconded by Councilmember Reinhold to approve Ordinance #07 – 03 as presented. Call for the vote: Ayes, Councilmembers Ganley, Reinhold, Regan, Deputy Mayor Hall and Mayor Idsinga. Nays, none. Motion carried.**

City Attorney Brian Wolfe arrived at 7:21 p.m.

**2007 Comprehensive Plan Annual Review: Presentation**

Community Development Director Brian Carrico said that the Growth Management Act provides for yearly updates to the Comprehensive Plan. He said that updates can be major undertakings or recent minor land use or test changes to address specific issues. The latter can take place either by a formal application process or by a “suggestion box” approach as required by the GMA. Requests that the City receive in the latter format are not automatically brought through the planning process. Instead they are reviewed and a determination made on whether they should be considered any further. This year we have not received any formal applications or letters for amendments. Mr. Carrico further explained that staff has developed a list of issues that are recommended for consideration.

He said that these issues went before the Planning Commission and the Planning Commission recommended that the list go before the Council as these issues were items that the Commission thought were worthy of looking into.

Mr. Carrico said that tonight he would be presenting the items for Council consideration and added that the Council may also add additional items to the list. He said that there would be several steps before any of the items would come to fruition, including public outreach, public hearings and further Planning Commission review.

- NW Corner of SR 503 and 199th Street. This corner is currently designated and zoned for a combination of mixed use employment and employment campus activities. During the proposed South 503 Annexation, the City Council directed to review this corner to determine if it should be designated and zoned as Regional Commercial.
- Hendrikson Parcel. This is within the South 503 Annexation. This 5.5 is on the south end of the commercial designation on the SW corner of SR 503 and 199th Street. The request is to consider changing this parcel to residential or mixed use.

- Camellia Subdivision. This subdivision was approved under the county zoning prior to the GMA update and was built at a 1 density. The city's plan and future zoning map identifies it as commercial. The proposal is to change it to residential to reflect the existing use.
- Cedars North Airpark. As part of the discussions involving the Cedars North Annexation the property owners have expressed a desire to identify a future land use that would take affect upon closure of the airpark.
- Meadow Glade Density. This review would consider making changes to the density planned for Meadow Glade in relation to the ability to provide sewer service through the STEP system. It would also review the sewer master plan for service to the area. Because of the timelines associated with the plan for the Water Reclamation Facility it may be appropriate to delay this item until next year.
- Sewer Capacity Overlay District. This would apply the overlay district to all unannexed areas of the UGA.

There was discussion on the potential land use amendments as presented.

There was discussion about the:

- Sewer capacity overlay.
- Hendrickson Parcel.
- Meadow Glade.

**It was the consensus of Council to look further at Commercial Zoning in order to potentially make up for loss of this type of zoning.**

Assistant Planner Robert Maul read the Development Regulations as presented in the Council Packet:

- Define "party of record" within the zoning ordinance: This term is in the context of who can appeal certain land use actions. It is not defined in the ordinance and this effort will clearly state who is within that category.
- The use of cargo containers for structures: Uses shipping containers are often marketed for extra storage. These structures are too big to be exempted from the building code and do not always fit the character of the neighborhood. The proposal would be to determine if they should or should not be allowed as structures.
- Various administrative issues: This would clarify a number of code provisions of to be consistent such as the number of copies of plans submitted.
- Density Differential: The hearing examiner has ruled on a number of occasions that the density differential requirements only apply to the density transitions between developments and not within the development itself. This effort would clarify these provisions.
- Heavy equipment storage: This effort would adopt appropriate standards for the surfacing devoted to construction equipment storage.

There was discussion about storage containers.

**Councilmember Ciraulo arrived at 7:44 p.m.**

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There was discussion about:

- Cottages.
- Dumpsters.
- Phasing.

There was continued discussion on dumpsters possibly requiring a permit.

**It was the consensus of the Council to keep the lists as presented, with the exception of the sewer overlay district, which the Council would like to discuss at a later time.**

**Overnight Camping Ordinance: Presentation**

Chief of Police James McDaniel stated that he was tasked with researching other city's ordinances regarding overnight camping. He said that he looked at the local cities and only Vancouver has an ordinance. He then gave an overview of the City of Vancouver's ordinance.

Chief McDaniel said staff is looking for direction if Council would like to move forward with the ordinance.

There was discussion about:

- RV's in residential neighborhoods.
- Parking in private lots.
- Parking in commercial lots.

Mayor Idsinga suggested bringing this topic back to a study session.

**It was the consensus of the Council for staff to bring back the following information and research regarding this topic:**

- **Restriction of commercial use.**
- **Kids camping in their private yards.**
- **Special event camping.**
- **Length of camping duration that would be permitted.**
- **Vancouver's ordinance.**
- **AWC / MRSC information on this topic.**

Staff stated that they would be back before Council with information regarding this topic.

**Ordinance No. 07 – 01, An Ordinance Amending Battle Ground Municipal Code 13.112.060 and Creating a Civil Violation and Method of Abatement of Unauthorized Use of Water and Tampering with the Water System: Consideration**

City Clerk Claire Lider read Ordinance No. 07 – 01 by title.

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Public Works Director / City Engineer Sam Adams said that this item was before Council at the January 2, 2007 Council Meeting and at that time there were a couple of things that the Council wanted to change:

- 1 – Clarification of some language in the ordinance so that it wasn't just specific to fire hydrants, but rather covered the entire system. Mr. Adams noted that staff made minor changes throughout the ordinance to identify the entire system throughout the ordinance.
- 2 – Offenses would be considered criminal the second time an act was committed.

**Moved by Councilmember Ganley and seconded by Deputy Mayor Hall to approve Ordinance #07 – 03 as presented. Call for the vote: Ayes, Councilmembers Ganley, Ciraulo, Reinhold, Regan, Deputy Mayor Hall and Mayor Idsinga. Nays, none. Motion carried.**

### Administrative Reports

Finance and Information Service Director David Reeves gave an update on video arraignment and forthcoming budget adjustments, including the Main Street / 3<sup>rd</sup> Avenue Project, Onsdorff Pedestrian Improvements, West Main Street Right-of-Way.

Chief of Police James McDaniel announced that last week the Police Department hired Timothy Wilson a lateral applicant from Missouri. He added that he will be introduced at the next City Council Meeting.

Chief McDaniel then announced that the City received a Homeland Security Grant for \$7400 for tactical equipment.

Fire Chief Dennis Mason announced that the Clark County Health Department and Southwest Washington Medical Center has 1,500 flu shots left over and there would be a free flu shot clinic on February 18 from 1 p.m. – 3 p.m.

Public Works Director / City Engineer Sam Adams announced that the staff would be working on a memorandum of understanding for tree pruning with the City of Vancouver.

Mr. Adams then gave an overview on the WSDOT's 2007 – 2026 Draft Highway System Plan.

Community Development Director Brian Carrico gave an update on the Central Main project. He said that he has been working with the School District and staff will have an opportunity to go before School Board.

City Manager Dennis Osborn gave an update on the Rasmussen project relative to Traffic Impact Fees.

**It was the consensus of the City Council to look at increasing the Traffic Impact Fee in order to help complete Rasmussen.**

Mr. Osborn reminded Deputy Mayor Hall, Councilmember Reinhold, and Mayor Idsinga about the Fairgrounds User Group meeting on March 9, 2007.

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Mr. Osborn reminded the Council that AWC's City Legislative Action Conference is on February 14 and 15, 2007.

It was determined that those attending the City Legislative Action Conference would need to leave at 5:30 on February 13, 2007 for the trip.

**The meeting was adjourned at 8:22 p.m.**

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John G. Idsinga,  
Mayor

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Claire Lider,  
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.*