

City of Zillah
Study Minutes
Telephonic Meeting
March 15, 2021

Due to the COVID-19 Coronavirus, Governor Inslee issued Proclamation 20-28 waiving rules relating to the Open Public Meetings Act and prohibited in-person public meetings. Due to this, a telephonic meeting was held.

CALL TO ORDER

Mayor Scott Carmack called the meeting to order at 6:00 p.m.

ROLL CALL

The following were:

Present: Mayor Scott Carmack, Councilmembers Doug Stewart, Beth Husted, Janice Gonzales and Brian Williams

Also Present: City Administrator Sharon Bounds, Police Chief Tim Quantrell, Community Development Director Ardele Steele, Fire Chief Paul Stonemetz, Public Works Director John Simmons and City Attorney James Carmody

Absent: Councilmember Jeff Miles

CONSENT AGENDA

- A. Review minutes of Study Session Meeting dated March 1, 2021.
- B. Review minutes of Council Meeting dated March 1, 2021.
- C. Review claim voucher numbers 54029 to 54080 dated March 15, 2021, in the amount of \$94,435.30.
- D. Review payroll voucher numbers 34180 to 34185 dated March 15, 2021, in the amount of \$83,376.01
- E. Review Voided Check No. 54007
- F. Review Liquor License Severino Cellars

NEW BUSINESS

Review Resolution No. 2020-15 Approving PUD ER 2020-25, LP 2020-26 and PUB 2020-27: Ron Pelson of Traditional Designs Inc. provided information on behalf of the developer. He said they are asking for the ability to do swales rather than an underground infiltration system. They would agree with the 60 ft. easement requirement for the roadways but asked for front setback variance from 20 ft. to 15 ft. Ms. Steele, on behalf of the city, requested alley access easements for two alleyways instead of the one that had originally been proposed. The alleyways would be an emergency access only and would need to have crashgates and speed bumps.

Mr. Stewart asked what the lot size would be for each unit. Ron explained that some of them are 1,900 square foot lots on up. Mr. Stewart stated he would not vote for that as it goes against the minimum lot size of 7,000 sq. ft. required in the development standards. Mr. Pelson explained that the planned

development avenue gives them the option to vary from those requirements. Further discussion was held. Discussion was also held about whether sidewalks need to wrap around the cul-de-sak's. Mayor Carmack stated he didn't think it was necessary.

Discuss Community Yard Sale: Mayor Carmack asked Council for their opinion of allowing the Community Yard Sale. Ms. Gonzales voiced concern about it due to the effect it could have on our businesses. She explained that though the county is moving to phase 3 it's still early on and the chance for outbreak still exists and she doesn't want to see us encouraging large events that could end up spreading COVID. Ultimately that could affect our businesses. Mr. Stewart stated he sees no problem with it. Mr. Williams stated he would like to see the event pushed back until the numbers are better and the initial influx of activity dies down.

Discuss Fire Station: Mayor Carmack explained that last year the city was discussing with YCFD5 the possibility of adding onto their building and having shared ownership. At the time, the costs came in too high so the city stopped. The county is now stating that they would like to move forward with it and if the city doesn't participate the lease amount will rise significantly. Mayor Carmack shared more information and discussion was held. Council agreed that a meeting should be held with the county to further discuss the possibilities.

Discuss Bailey Road Property: Mayor Carmack shared that the city was recently approached by a developer who is interested in our Bailey Road Property. Discussion was held. Mayor Carmack asked for input from Public Works Director John Simmons who stated that he could do something to move his biosolids to another location and deal with it there but would need additional funds to do so. He stated the funds could be used by capital projects for their sewer system. Chief Quantrell was also asked to comment. He stated that their department uses the site as their shooting range. They would have to contract with other agencies to get in their annual qualification time. They are required to qualify their officers four times per year so that would be significant time spent and there would be a cost that would go with it.

AJOURNMENT

The meeting was adjourned at 6:55 p.m.



Sharon Bounds, City Administrator



Dr. Scott Carmack, Mayor

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CALL TO ORDER

Mayor Scott Carmack called the meeting to order at 6:55 p.m.

PLEDGE OF ALLEGIANCE

Mayor Carmack led the Pledge of Allegiance.

ROLL CALL

The following were:

Present: Mayor Scott Carmack, Councilmembers Doug Stewart, Beth Husted, Janice Gonzales and Brian Williams

Also Present: City Administrator Sharon Bounds, Police Chief Tim Quantrell, Community Development Director Ardele Steele, Fire Chief Paul Stonemetz, Public Works Director John Simmons and City Attorney Jamie Carmody

Absent: City Councilmember Jeff Miles

CONSENT AGENDA

Mr. Williams moved, seconded by Ms. Gonzales to approve the Consent Agenda, items A through F as follows:

- A. Approve minutes of Study Session Meeting dated March 1, 2021.
- B. Approve minutes of Council Meeting dated March 1, 2021.
- C. Approve claim voucher numbers 54029 to 54080 dated March 15, 2021, in the amount of \$94,435.30.
- D. Approve payroll voucher numbers 34180 to 34185 dated March 15, 2021, in the amount of \$83,376.01
- E. Approve Voided Check No. 54007
- F. Approve Liquor License Severino Cellars

Motion carried unanimously.

PUBLIC HEARING

Aguilar – Continued Hearing on PUD ER 2020-25, LP 2020-26 and PUB 2020-27: Mayor Carmack opened the Public Hearing at 6:55 p.m. Ron Pelson of Traditional Designs Inc. representing the developer explained they made modifications for the alleyways, adding crashgates, guest parking, adding

the 60 ft. easement vs the 50 ft, and are asking the front setbacks be changed from 20 to 15 ft. Mayor Carmack closed the public hearing at 6:58 p.m.

NEW BUSINESS

Vote on Resolution No. 2020-15 Approving PUD ER 2020-25, LP 2020-26 and PUB 2020-27: Ms. Gonzales moved, seconded by Ms. Husted to approve Resolution No. 2020-15 Approving a Planned Unit Development for Nueva Vista Estates. Discussion was held and a friendly amendment was made by Mr. Williams, seconded by Ms. Gonzales to approve the Resolution with the following changes to the document: the front yard setbacks along the interior roads be reduced to 15 ft. and the sidewalks in the culdesac's not be included. Motion carried (Yes: Williams, Gonzales, Husted), (No: Stewart).

VISITOR'S COMMENTS

Dolores Gonzales from YVRL stated that the library in Zillah is now open with new hours. Their capacity is currently at 2 people. They have had a good turn out so far and a lot of interest in the library again renewing their cards, etc.

COMMITTEE/COMMISSION REPORTS

Ms. Gonzales reported on a YVCOG meeting. She said they were sending out notices on Roberts Rules Training. She asked if Council members could all attend the meeting due to the open public meetings act. Mr. Carmody stated that if it's a training and if there's no municipal discussion or business, it would be acceptable.

She also reported on the Home Consortium Board. Chris from YVCOG mentioned that COG had been approached about taking over the Home Consortium project. She said that previously COG had been in charge of the homeless project and they had eventually turned it back over to the County. It was for several reasons. She explained the funding that was included in the program previously and how she didn't think it wasn't the best fit for COG. She wanted the city to know that she voted no on whether COG should run the program due to some of the funding that is being used and she wanted council to know why she voted that way.

AJOURNMENT

Mr. Williams moved, seconded by Mr. Stewart to adjourn the meeting at 7:09 p.m.



Sharon Bounds, City Administrator



Dr. Scott Carmack, Mayor