

**CALL TO ORDER**

Chairperson Terry Thompson called the meeting to order at 6:07pm. September 19, 2016.

**ROLL CALL**

Commissioners: Chairperson Terry Thompson, Brian Gentry, Chris Dorow, Deena Vietzke and Roger Ensz

Staff: City Community Development Director Travis Goddard, City Administrator Wade Farris, Mayor Shawn Logan, Council Members Larry McCourtie and John Lallas, and Planning Secretary, Trisha Tolley

Quorum Established.

**APPROVAL OF August 15, 2016 PLANNING COMMISSION MEETING MINUTES**

It was voted to accept the minutes from August 15, 2016. M/S Chris Dorow/Roger Ensz

**PINTAIL PROPERTIES ANNEXATION PUBLIC HEARING**

City Community Development Director Travis Goddard explained to the public what the Planning Commissions duties are. Mr. Goddard then explained to the Planning Commission that Pintail Properties had issued a notice of intent to annex into the city. The Council had their meeting last month and forwarded it to the Planning Commission in September to give them some advice based upon the proposal. Mr. Goddard presented a slide show showing the proposed annexation site. This discussion is about whether the city wants to provide service to this site in the form of water or they want to consider annexing them to the city and provide water and sewer and the rest of city services. By state RCW the property being annexed into the city has to be contiguous to the existing city boundaries, it has to touch other city boundaries in one form or another. When you have a contract with the city to get city water outside the city limits, there is a clause that says if the city wants to annex you into the city you give up your right to fight it. Mr. Goddard pointed out that there were other properties that were receiving city water in the area so they were eligible for annexation if the city wanted to do so. This would make the Pintail property contiguous.

Other issues are road, sewer and water. Access to the site has poor site distance and has a history of accidents. The City Council agreed with the Fire Chief and Police Chief that a single access to this property was not adequate. They feel there should be some crossing restored over the railroad.

There is sewer but limited to the Pintail site at this time so if more properties were annexed into the city would there be adequate capacity to use the existing sewer.

There is an existing water system called the Bird Dog Water Association. The Department of Ecology determined that they were over their limitation of 5000 gallons per day and they need to either connect with the city or get rid of a majority of their units. The study to connect to the city would be around \$800,000. Part of the consolidation study put the city in line to do a water connection loan from other state agencies and the loans would be 50% forgivable, because it's cleaning up an existing problem and helping out small water systems. The

problem with that is it would probably take close to a year and a half to get this loan and design before they could construct the line. The extension of our water mains is also a concern. The Fire Chief, Gary Lebacken and Public Works Director, Terry Clements pointed out that the study identified the need for a 10" line to come out Moon Street and a 12" main under the Highway, in front of TPG, behind the Cities storm water facility and back out to Broadway because the Fire Department needs water mains to be looped. Water can then come from either direction if needed for fire protection. The problem with this is a 12" looped line might not have enough draw of water to keep the water fresh and not get stagnant in the pipe. Pintail proposed an 8" water line that would be looped also but in a different location.

Terry Thompson opened the Public Hearing at 6:58pm.

Citizen Bill Cramer, representing his son Scott Cramer indicated they own the property between McCann Rd and 4<sup>th</sup> Ave. Their property would be zoned light industrial property and they would like it to be zoned R-4. He has withdrawn their application to annex unless they get R-4.

Citizen Arthur Simmons does not want his property annexed into the city because he has his own well, and septic system. He doesn't care what Pintail does as long as it doesn't affect him. He felt if the city annexed his property in he would have to pay LID'S for the improvements. He indicated that the area is nothing but big rocks.

Citizen Ivan Taylor with TPG is very supportive of the access and water flow and supports Pintail and strongly encourages the city to go forward with the water flow and loop the system. Planning Commission member Roger Ensz ask how Mr. Taylor felt about the access onto the highway. Mr. Taylor said they have had issues with access to the highway with accidents and if Pintail is able to go forward with the number of units they want, it will be a big safety issue and feels the city will not be able to back away from this.

Citizen Charles Garcia asked why annex when it won't be developed right of way because the money is not there. Mr. Garcia did agree that Pintail and TPG need more water, and he felt that the access points needed to be addressed.

Citizen Joe Tolley indicated that the city doesn't have much industrial land and thought for future growth the city needed to keep the industrial land and not change the zoning to residential in that area.

Mayor Shawn Logan stated in his opinion he thought this was an opportunity to move forward on this property that hasn't been talked about for over 116 years. There is an opportunity for fifty percent of this development to be subsidized which would help with the cost to the current residents. The city is ready to help in developing this property, this would be consistent with our long term comprehensive plan.

Mr. Goddard explained that the cost of the infrastructure that would need to be done would depend on if the entire area was participating or if Pintail developed themselves and the other areas wanted to come in later, Pintail would not necessarily have to share the cost at that time. This would be spreading the cost over less people in the future.

With no other public input the Public Hearing was closed at 7:32pm.

Planning Commission Chris Dorow asked Fire Chief Gary Lebacken to go over safety issues. Fire Chief Lebacken indicated that they require a looped water line if annexed into the city. Two access points are required over 20 residents by the OMC. They have to be all weathered surfaces assessable all year around. Fire flow should be established prior to development. Planning Commission member Roger Ensz asked if the 8” pipe would be adequate for the fire flow. Chief Lebacken said they would have to prove fire flow. They would very likely meet fire flow with the existing buildings now, but with future development he could not comment on. Planning Commission member Chris Dorow asked who would absorb the cost of the looped system if we require this for the annexation, Mr. Goddard said that if the city required an 8” pipe and then decided to upgrade to a bigger pipe the difference in cost would be paid by the city and then the city would decide how to recoup that cost.

Planning Commission member Terry Thompson asked the City Administrator Wade Farris his feelings on when the wells were performing the way they were a few years ago and would it be a good investment to sell water to someone that was not in city limits. Mr. Farris indicated that a water study is still being done so he can't give an definitive answer to the question but he feels Well 9 is a good water producer, and Well 6 is up and going good and as long as those keep running, those additional units would be fine. The issue the city has right now is that in addition to adding those units Olsen Homes is going to be adding about 100 houses to the South of town and the Columbia Basin Health will be going on line soon, so the demand on our water system is going to be greater than it is now. He also mentioned the city is now working with the state to punch another well to come up with a long term solution, so in the long run, no it is not an impact. There is always the risk of a well going down and having issues. Roger Ensz asked if the city has enough water hook ups available because in the past discussions it was indicated the city was limited. Mr. Goddard indicated that since Well 9 came on line that we had more connections than we previously thought we had and Pintail was already included in the count. Mr. Ensz asked if Pintail would be using city water to irrigate. Mr. Goddard said that would be something that was discussed as part of the annexation agreement. Mr. Goddard then explained how the annexation process worked.

A brief discussion was held on the issue of annexing in property that has a marijuana facility on it and the city does not allow that in the city limits. Mr. Goddard stated that if they are operating legally under their existing permits they are grandfathered in regardless if we change their zoning or annex them in.

Roger Ensz made a motion to table the recommendation for the City Council until the next month's meeting in October. M/S Roger Ensz/Brian Gentry

### **ADJOURNMENT**

Having no other business at hand a motion was made to adjourn the meeting at 8:09 pm. The next meeting is scheduled for October 17, 2016. M/S. Chris Dorow/Roger Ensz

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.