

CITY OF SHELTON, WASHINGTON - CITY COMMISSION
Business Meeting Minutes – May 2, 2011 6:00 p.m.
Shelton Civic Center

Presiding: Mayor Tarrant, Commissioner Byrne and Commissioner Pannell
Staff Present: Dave O'Leary, Vicki Look, Steve Goins, Mike Michael, Dennis McDonald and Lesleann Kangas

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

Commission Reports

One or more Commissioners will attend the following activities this week:

- Mason County Public Works Facility/Department of Corrections site possibility

Public Comment - None

Mayor Tarrant recessed out of the regular meeting and opened the Public Hearing at 6:07 p.m.

Public Hearing - Ordinance No. 1785-0511 – An Ordinance of the City of Shelton, Washington, Amending Chapter 20.13 of the Shelton Municipal Code Relating to the PR-A Professional Office/Residential Mixed Use Zoning District, and Amending Portions of Chapters 20.06, 20.13 and 20.64 -- Public Works and Community and Economic Development Director Goins reported this public hearing is to consider text amendments to a portion of the Shelton Municipal Code relating to the Professional Office/Residential Mixed Use Zoning. There are three areas in the code being addressed, the narrative that describes the basic outline of what is intended by this district, matrix table that identifies citywide what different developments are allowed, and the design guidelines for this particular district. The proposed changes and additions are intended to expand the allowed and conditionally allowed uses within this district while continuing to complement and protect the adjoining neighborhoods, and to make the regulations, particularly the design guidelines, easier to apply. DH Goins requested that the Commission take written and oral comments tonight and reconvene this public hearing May 16, 2011.

The Commission concurred to continue the Public Hearing of Ordinance No. 1785-0511 through the meeting of May 16, 2011 to include written and oral comments.

Commissioner Byrne had a question concerning signs such as on a pole, screen walls, lot size setbacks, and building height. DH Goins said pole signs are prohibited in our code, screen walls have a maximum height of six feet, rear yard is a 12 feet setback, and height maximum is 35 feet, two stories maximum. Commissioner Byrne asked about the definition of a group home and secondary units. DH Goins said group homes are state regulated where you are taking in boarders, the secondary unit is also residential but smaller than the main dwelling.

Commissioner Pannell asked about the land use matrix concerning daycare centers, group homes and preschools and are these uses conducive on a busy arterial. DH Goins said if all the problems are addressed these could be appropriate. She asked about manufactured homes. DH Goins responded that it is illegal to exclude manufactured homes but they would have to meet the design codes.

Commissioner Byrne asked staff to take a serious look at what a business might bring in terms of traffic. Alder Street is not conducive for traffic to be parked or stopped.

Mayor Tarrant said he had concerns about the planned unit development uses and personal services. DH Goins said that it could take an acre to do this and if a number of lots are secured a more comprehensive development could occur. DH Goins said a tax office and insurance office could be considered personal service.

Commissioner Byrne asked for clarification on allowed use and conditional use permits. DH Goins said with the allowed use permit you are getting a permit or meeting design criteria. If it is conditional allowed use that requires the hearings examiner (third party who evaluates a staff report) to make findings, those findings deal with impacts, parking standards and other criteria that are within our Code to insure that the use would not have an adverse affect on the neighbors.

Public Testimony

Mayor Tarrant read into the record a letter from Ms. Tristin Star that presented a list of her concerns. Her letter said that it would seem reasonable that before making these major changes that affect downtown, a growth economic study to manage our growth, insure citizens an equable quality of life, and preserve Shelton's most important historic resources would make good sense.

Mayor Tarrant recognized Mr. Tom Davis who stated that the expansion of mixed zones amendments leads to valued depression of adjacent residential properties. The term mixed use implies that there is no cohesive development plan for the neighborhood. It tends to discourage the construction of new homes and improvements to existing homes. The rezone will affect homes of historical significance. He stated the proposal that is the subject of this hearing is lacking in vision and specificity and until such time detailed information is provided he urges the existing ordinance be preserved and opposes the amendments as submitted.

Mayor Tarrant recognized Mr. Grant Foster declined to comment at this time.

Mayor Tarrant recognized Mr. Harley Somers who stated he owns property on Fifth and Alder Streets. He stated he has concerns about if he were to build on his vacant lot he would be required to pave the entire alleyway. This requirement is not anywhere else in the City. Mr. Somers said he would like consistency. All persons on the alleyway should have to contribute to the cost; one individual should not have the complete burden of paving the alleyway.

Mayor Tarrant recognized Ms. Laura Sladek who has been trying to build a nice professional building in this district. Problems have arisen with design features being contradictory. She wants design features clarified not to conflict. There has not been a house built on Alder Street since 1967. The mixed commercial residential zoning area has worked well for this area, properties with low desire for building homes, such as those on high traffic flow of Alder Street, are best used for businesses.

Mayor Tarrant recognized Mr. Dave Hastings who stated he is a charter member of the Shelton Historic Preservation Board (SHPB), which is an advisory to the Shelton City Commission on historic matters. The proposal to make this area more commercial would have an adverse effect on the area and a significant impact on the Sheltonville Historic District. This has come up quite suddenly and the SHPB should have been notified of this proposal and its possible effects.

Mayor Tarrant recognized Ms. Tracy Moore, SHPB member, who said she was aware of the possible changes proposed. She commended and congratulated the City of Shelton and its citizens on the progress made and the obvious benefits of historic preservation in this community. Ms. Moore said the new Fire Station, City Hall, restoration of the Grisdale home, Colonial House, Grove Street Brewhouse, restoration of the Mason County Courthouse, Cooper Studios, North Sheltonville District and the proposed Reed District proves that preservation is alive and well. The City Commission has an opportunity to support these efforts by enforcing and maintaining existing zoning codes. She said thank you for protecting this tangible evidence of our history.

Mayor Tarrant recognized Mr. Bill Busacca who said that the majority of the SHPB members are tired of the property being vacant and are in favor of a professional building on the proposed area. Several things need to be put into the record, such as this project, being necessary because the County campus is growing. The excuse that another building is needed in town when the Olympic Deli, Byron Debban's Office, Church at Seventh and Railroad and the PUD Building are all vacant or going to be is ridiculous. This property has been excluded from the Sheltonville Historic District so throwing out the regulations is unfair. Mr. Busacca asked the Commission to make sure that the little house next to the professional building is not torn down for parking, alley paved, and that

retail stores would not be allowed. Mr. Busacca said if the building is big and large it will negatively affect the neighborhood.

Mayor Tarrant recognized Ms. Janet Rogerson, former City Commissioner, who entered information into the record on behalf of Ms. Tracy Moore. She stated that over a decade ago the Commission strongly supported stable healthy neighborhoods and believed in their protection. When the Commission was asked to look at allowing development along Alder Street, they were determined to only make changes that carefully balanced neighborhood protection with the requested increase in intensity. Ms. Rogerson presented a copy of the hearings examiner review of the initial rezone proposal that said that under normal circumstances the hearings examiner would recommend denial due to proposals inconsistency with the Comprehensive Plan. In order to spare the affected neighborhood of another public hearing, the application should move forward with substantial revision by persons designated by the City Commission. Staff did work with the Sladek proposal that helped to shape the very document you are considering to amend. Today the Commission needs to be careful to protect that balance created over 10 years ago. Ms. Rogerson has concerns with building size, maximum building ground floor coverage, maximum size, building coverage, and increases in development coverage to 70 percent. What is going to be allowed if lots are allowed to be congregated? The current max of 2500 square feet is sufficient. She counted nine new uses and nine conditional uses where there had been none.

Mayor Tarrant recognized Mr. Grant Foster, architect working with the Sladeks, who said this is not a rezone; it is the same zone as it has always been with some changes in zoning descriptions. He said the area on Alder Street is an arterial and no one is going to build residential, the professional office residential use is a good zone for this area. In reference to coverage, the idea is if you own one lot it can be a certain size and if you own four lots, it can be larger. He said that the signs to be pedestrian orientated on an arterial does not make sense. Mr. Foster asked what the point of a second public hearing is and are the same comments going to be presented?

Mayor Tarrant responded that next week would not be a second public hearing but a continuation of this hearing. The reason is notification. The Commission wanted to make sure there has been ample public notice allowing citizens to participate in the public process. The Commission is asking citizens to not be repetitive in their comments. New comments are all welcomed.

Mayor Tarrant said the public hearing would be open and continued through May 16, 2011, to receive written and verbal comments concerning the text amendments in Ordinance No. 1785-0511.

Consent Agenda

1. Vouchers numbered 75222 through 75297 in the amount of \$990,508.30
2. Manual Warrant numbered 75220 in the amount of \$22,572.94 to Department of Revenue
3. Commission Meeting Minutes from:
 - Business Meeting of April 11, 2011
4. Disposition of Parcel representing a portion of vacated East G Street – Initiate described property conveyance and authorize the Mayor to sign the Agreement for Intergovernmental Disposition of Property

Commissioner Byrne moved to approve the consent agenda as read; Commissioner Pannell seconded the motion. A vote was taken and the motion passed.

Old Business

1. **Goldsborough Creek Sanitary Sewer Improvement Project – City Utilities Easement for Kneeland Park Pump Station** – Regional Projects Manager McDonald presented additional information to the presentation from last week. The recommendation is that the Sewer Fund would pay for a permanent easement for the Kneeland Park Pump Station within Kneeland Park. Last week the focus was on the square footage, which did not include a meets and bounds for this area. Working with staff, a larger amount of square footage was discovered changing the amount of payment of \$14,542.67 to \$14,985.48 from the Sewer Fund to the General Fund. The meets and bounds are included on the recording page and the easement itself. Staff requested the Commission accept the recommendation and authorize the Mayor sign the Utility Easement.

Commissioner Pannell move to authorize the Mayor to sign the City Utilities Easement and authorize the payment of \$14,985.48 from the Sewer Fund to the General Fund; Commissioner Byrne seconded the motion. A vote was taken and the motion carried unanimously.

New Business

1. **Wastewater Treatment Plant Design/Construction Services Contract Amendment #5** – City Engineer Michael reported that Parametrix is currently under contract to support City staff during the construction of the Wastewater Treatment Plant Improvements (WWTP). USDA-Rural Development (RD) has responded favorable to requests to consider addition of mitigation for off-site construction impacts as well as non-critical facility enhancements that were removed from the bid documents. In addition, an opportunity to coordinate efforts with Cascade Natural Gas has presented itself concerning the utility crossings under the railroad tracks at Fairmount Avenue. This amendment includes design and construction support to facilitate completion of the installation of sewer main crossing of the railroad tracks at Fairmount Avenue in conjunction with the installation of the planned gas main extension to the WWTP, installation of utility stubs to the east side of the Biosolids handling site to facilitate potential future expansion needs, and design of mitigation for off-site construction impact between the railroad crossing and Puget Street. Completing this work, and the design effort required to support it, is critical at this time. Completion of this work will eliminate the need for multiple crossings under the railroad, minimize future impacts to the restored road north and south of the tracks and other new construction in this area, and allow efficient and effective utilization of resources from multiple entities. Funding for this project is available through the existing WWTP funding package. This has been approved by USDA-RD as eligible scope under their funding package and can be accomplished through existing contracts. CE Michael requested that the Commission approve this amendment to the contract with Parametrix, authorizing the Mayor to sign, and place on the consent agenda for May 9, 2011.

Administration Reports - None

Public Comment - None

Administrative Final Touches

- DH Goins-ORCA Air Monitor Presentation
- DH Goins-Anderson Boone Contract Amendment/Public Safety Building
- DH Goins-Proclamation and presentation Public Works Week
- DH Goins-City of Shelton/Mason County Conservation District Enhancement
- CE Michael-Basin 5 Award

Announcement of Next Meeting

Mayor Tarrant announced the next Commission meeting of Monday, May 9, 2011, 2:00 p.m.

Adjournment

As there was no further, business the meeting was adjourned at 7:36 p.m.


Mayor Tarrant


City Clerk Look