

**TOWN OF SOUTH PRAIRIE
REGULAR COUNCIL MEETING/PUBLIC HEARING MINUTES
TUESDAY, MAY 4, 2010, 7:00 PM
South Prairie Town Hall
121 NW Washington Street**

The following is a condensation of the proceedings and is not a verbatim transcript.

CALL TO ORDER:

Mayor Peggy Levesque called to order and presided over the Regular Council Meeting/Public Hearing of Tuesday, May 4, 2010, at 7:04 PM.

ROLL CALL:

Council Members: Dave Lykstad, Laura Heideman, Gerald Boures, Mathieu Cameron and Karen Shell were present.

Also in attendance: Dwight Partin, South Prairie Creek RV Park; Dave Hedges, Hedges Engineering and Consulting, Inc.; John Downs and Tony Caldwell, citizens; Larry Harter, Utility Operator; and Marla Nevill, Clerk/Treasurer

FLAG SALUTE:

Mayor Peggy Levesque requested everyone stand for the “Pledge of Allegiance.”

REVIEW AND APPROVAL OF AGENDA FOR MAY 4, 2010:

Mayor Peggy Levesque requested moving New Business Item #1 and #4 to after approval of Agenda.

- ❖ **Councilor Dave Lykstad** moved to approve the Agenda for May 4, 2010, with the amendment requested by Mayor Peggy Levesque. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

NEW BUSINESS:

- 1) **Boundary Line Adjustment – Chuck Bonato, Applicant – Tabled from March 6, 2010:**
Dave Hedges stated we are essentially moving the lot lines. We are reducing Dwight Partin’s property and increasing Chuck Bonato’s property. He said he received the comment letter from Mart Kask, Town Planner; and updated the Council on the status as follows: 1) Taxes are paid. 2) Title ownership is current. 3) There was a large error by Pierce County Assessor-Treasurer. He has provided the County GIS data to Mart and is in the process of obtaining information from Pierce County. 4) Each house is served by water and sewer. He stated that most of the items are completed and requested Council approval pending approval by Mart Kask, Town Planner. He stated he was not asking them to negate what is in the Town Planner’s letter. **Dwight Partin** stated his brother would like to build a garage. **Mayor Peggy Levesque** suggested the Council consider a special meeting. Discussion followed.
- ❖ **Councilor Karen Shell** moved to approve the Boundary Line Adjustment – Chuck Bonato, Applicant, pending approval by Mart Kask, Town Planner. **Councilor Dave Lykstad** seconded the motion. **Motion carried unanimously.**

4) **Dwight Partin – Trail Location through the RV Park:**

Dave Hedges showed the Council on a map where Dwight would like to see the Trail located through his property. He stated Pierce County wants to locate the Trail beside the highway; but Dwight is concerned that the highway route is not a safe place for the Trail. He said we are here to solicit support for the Trail location on the south side of his property. He stated we have asked for but not received documentation. Pierce County has not given specifics on the Trail or addressed the concerns. Discussion followed. **Dwight Partin** stated it would be better for the Town to go around the Commercial Zone; and locate the Trail closer to the creek and nature. **Tony Caldwell** said when he was on the Town Council; Dwight had requested that the Trail be located beside Highway 162. **Dwight Partin** said but not through the Commercial Zone. **Mayor Peggy Levesque** stated the Town turned over the rights to negotiate Trail location to Pierce County. Discussion followed.

- ❖ **Councilor Dave Lykstad** moved that the Town Council make a recommendation to Pierce County to locate the Trail on the south side of the South Prairie Creek RV Park property, closer to South Prairie Creek, for aesthetic reasons. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.** **Mayor Peggy Levesque** stated a letter would be sent to Pierce County Parks regarding the recommendation from the Town Council.

OPEN PUBLIC HEARING – AMENDING UNIFIED DEVELOPMENT REGULATIONS – SIGN REGULATIONS:

- ❖ At 7:38 PM, **Councilor Dave Lykstad** moved to open the Public Hearing for amending the Unified Development Regulations (UDR), Sign Regulations. **Councilor Karen Shell** seconded the motion. **Motion carried unanimously.** **Marla Nevill** explained the differences between Draft 1 and Draft 2. Discussion followed. **John Downs** asked why the change to the regulations? **Mayor Peggy Levesque** stated a business owner requested the Town Council consider modifying the Sign Regulations. She said we tried to come up with an ordinance that is more business-friendly. **Tony Caldwell** stated that some of the content pertaining to enforcement was removed. Discussion followed.

CLOSE PUBLIC HEARING:

- ❖ At 7:49 PM, **Councilor Dave Lykstad** moved to close the Public Hearing. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

APPROVAL OF REGULAR COUNCIL MEETING MINUTES OF APRIL 6, 2010:

- ❖ **Councilor Karen Shell** moved to approve the Regular Council Meeting Minutes of April 6, 2010, as written. **Councilor Dave Lykstad** seconded the motion. **Motion carried unanimously.**

APPROVAL OF BILLS FOR APRIL 2010, IN THE AMOUNT OF \$31,809.71:

- ❖ **Councilor Laura Heideman** moved to approve the bills for April 2010, in the amount of \$31,809.71 (thirty-one thousand eight hundred nine dollars and seventy-one cents). **Councilor Karen Shell** seconded the motion. Council requested clarification on several bills, and these inquiries were answered. **Motion carried unanimously.**

UNFINISHED BUSINESS:

None

NEW BUSINESS CONTINUED:

- 2) **Ordinance No 519 – Amending Ordinance No. 378, Unified Development Regulations, Part III Zoning, Sign Regulations – Tabled from March 6, 2010:**

- ❖ **Councilor Karen Shell** moved to approve Ordinance No. 519, amending Ordinance No. 378, Unified Development Regulations, Part III Zoning; Sign Regulations. **Councilor Laura Heideman** seconded the motion. Discussion followed. **Councilor Karen Shell** moved to amend her motion to approve Ordinance No. 519, Draft 2. **Councilor Laura Heideman** seconded the amended motion. **Larry Harter** requested that the website be amended to reflect the changes. **Motion carried unanimously.**

3) USDA Loans – Early Payoff – Tabled from March 6, 2010:

Marla Nevill updated the Council on the finances and recommended that the Council postpone payoff of the USDA Loans at this time. She said when we met with WDOE; they recommended we start working towards updating our General Facilities/Comprehensive Sewer Plan. She requested that the Council remove this issue from the table at this time.

- ❖ **Councilor Dave Lykstad** moved to remove the USDA Loans – Early Payoff issue from the table at this time. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

5) Projects and Documents that Require Updating - Discussion:

Tony Caldwell stated it would cost Pierce County approximately \$35,000 per RV space if they go through the RV Park vs. going out to the highway. He said it would be very costly. **Councilor Lykstad** said if he has a voice, he would want it to go through the woods. **Tony Caldwell** stated we had a lot of problems when we tried to get work done by the creek. Discussion followed. **Mayor Peggy Levesque** stated it is probably a moot point because the Town turned over the negotiation authority to Pierce County. Discussion followed.

Larry Harter stated we changed the Fire Flow Ordinance, and we did not inform our engineer. **Nate Mozer**, Parametrix, was referring to our Water Comp Plan information that was posted to the website and not the new Fire Flow Ordinance. He requested that we add a note under the Water Comp Plan to refer to the new ordinance. He asked what does “supersedes Ordinance No. 451,” mean? **John Downs** stated it replaces it. **Larry Harter** stated we have to look at both documents to determine the rules. **Mayor Peggy Levesque** stated the reference would be posted to the website. **Larry Harter** stated we should draft a new ordinance and incorporate everything pertaining to the Water regulations. **Mayor Peggy Levesque** asked that **Larry** work with **Kathleen Haggard**, Town Attorney, to clean up several of the ordinances.

6) FCS Group – Water and Sewer Hookup Fees – Recommendation and Proposal:

Larry Harter stated in reviewing the Fee resolution, it does not spell out what the fees are for. He said we should have General Facility Charges (GFC), also known as System Development Charges (SDC). **Mayor Peggy Levesque** stated we met with the Town Attorney and she stated that our document pertaining to fees should be clarified. **Larry Harter** stated when our engineer was reviewing an application for water availability, they had to size the meter and convert it to 17 (seventeen) Equivalent Residential Units (ERUs). **Mayor Peggy Levesque** stated a developer would pay the same hookup fee whether it is 17 ERUs or 1 ERU. She said the Town Attorney recommended FCS Group for the Water and Sewer Hookup Fee Study. **Larry Harter** said we had to use FCS Group before to prepare a water and sewer rate study. He said they would be looking at the hookup fees for water and sewer. Discussion followed. **Mayor Peggy Levesque** stated it sounds like we could reduce the cost if we do some of the research. Discussion followed.

- ❖ **Councilor Dave Lykstad** moved to approve the proposal from FCS Group to study the water and sewer hookup charges with a base project cost of \$7,010 and a cap of \$9,000. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

CITIZENS' COMMENTS:

John Downs stated the Rainier to Ruston Relay is on June 5, 2010, National Trail Day. He requested volunteers to help with the event. He said the event is being sponsored by the Rails to Trails Coalition. Discussion followed.

MAYOR'S REPORT:

None

PUBLIC WORKS' REPORT:

Larry Harter stated the Council Meeting Minutes from December 2, 2008, stated the Town should adopt an ordinance to charge a base rate for water. He said there are several people who are not paying the base rate for water service and not paying into the system. He requested that the Council adopt an ordinance to address this issue. **Mayor Peggy Levesque** requested that Larry work with the Town Attorney to draft a new water regulations ordinance. Discussion followed.

Larry Harter stated he received a complaint from a citizen about blackberry vines growing across SW First Street and problems with rats. **Tony Caldwell** stated we have an ordinance that requires shrubbery be shorter than two feet. Discussion followed. **Mayor Peggy Levesque** asked Tony to investigate this issue.

CLERK'S REPORT:

Marla Nevill stated we received a complaint about beavers cutting down a tree; and they are concerned a tree will fall on their house. The tree is not on their property. They sent letters to the property owner, but did not receive a response. **Councilor Laura Heideman** stated from an insurance standpoint, they have to show they have done everything they could to eliminate the hazard. Discussion followed.

COUNCIL MEMBERS REPORT:

Councilor Dave Lykstad stated he spoke with a commander from the Pierce County Sheriff's Department; and he said it is hard to find speeders in South Prairie now. Discussion followed.

Councilor Dave Lykstad asked for a volunteer to take over the Salmon Run this year. **John Downs** said he would check with some people. Discussion followed.

Councilor Gerald Boures stated a Census worker came to his house. Discussion followed.

ADJOURNMENT:

- ❖ At 8:48 PM, **Councilor Dave Lykstad** moved to adjourn the Regular Council Meeting of May 4, 2010. **Councilor Mathieu Cameron** seconded the motion. **Motion carried unanimously.**

6/1/2010
Date Approved