

**TOWN OF SOUTH PRAIRIE
REGULAR COUNCIL MEETING/PUBLIC HEARING MINUTES
TUESDAY, AUGUST 5, 2014, 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 Tony Caldwell called to order and presided over the Regular Council Meeting/Public Hearing of Tuesday, August 5, 2014, at 7:02 PM.

ROLL CALL:

Council Members: Stu Terry, Roy Hanson and Vicky Watkins were present. Barb Wigton was absent.
Also in attendance: Tom Inglin and Pam Reid, citizens; Mart Kask, Town Planner; and Marla Nevill, Clerk-Treasurer.

FLAG SALUTE:

Mayor Tony Caldwell requested everyone stand for the “Pledge of Allegiance.”

REVIEW AND APPROVAL OF AGENDA FOR AUGUST 5, 2014:

❖ **Councilor Stu Terry** moved to approve the Agenda for August 5, 2014. **Councilor Vicky Watkins** seconded the motion. **Motion carried unanimously.**

OPEN PUBLIC HEARING – UPDATE OF COMPREHENSIVE PLAN, DEVELOPMENT REGULATIONS AND CRITICAL AREAS CODE:

❖ At 7:04 PM, **Councilor Stu Terry** moved to open the public hearing for the update of the Comprehensive Plan, Development Regulations and Critical Areas Code. **Councilor Roy Hanson** seconded the motion. **Motion carried unanimously.**

Mart Kask gave a presentation regarding the **Update of the Comprehensive Plan** (see Exhibit “A” attached).

Tom Inglin said 40 new residential connections are all the Town would have. **Mart Kask** said yes. **Mayor Tony Caldwell** asked if there were any more questions from the citizens present. No questions were stated. **Mayor Tony Caldwell** said since there are no further questions from citizens he would turn it over to the Town Council for questions. **Councilor Stu Terry** said what if the property owners decide not to sell. **Mart Kask** said the Town has got land in the Urban Growth Area; and there are a number of small towns in the same boat. Pierce County is expecting South Prairie to add 109 housing units by 2025. **Tom Inglin** asked a number of questions about multi-family and single-family residential zoning and the Buffer Zone for the shoreline. **Mart Kask** recommended that South Prairie add 40 new residential housing units and stay silent on the Pierce County recommendation. **Mayor Tony Caldwell** asked the Council how they would like to proceed. **Councilor Stu Terry** stated we could not go with a number that is higher than could be supported by our sewer system. **Mayor Tony Caldwell** said if the Council agrees, we could go with the Town Planner recommendation.

Mart Kask said once we adopt the Comprehensive Plan, if we have a Town Center Zone, it has to be in the Development Regulations. Public Use is where public activities take place. He said the Trail is considered a park even though the Liquor Control Board says the Trail itself is not a park. He said a lot of changes were made since we started the update process; so he decided to rewrite the code entirely. He contacted the State and MRSC (Municipal Research Service Center). He assembled a Development

Regulations document; and all the chapters are complete. He said if you find something that is incorrect, we can make changes. He gave a presentation regarding the **Draft B – Development Regulations Update** (see Exhibit “B” attached). He said there are subdivision changes where three lots or less is considered a short plat; and four or more is considered a long plat. He said a Town Center would allow community even if it is zoned residential. He said the environmental regulations we adopt have to meet the current State law. He said the style of zoning classes has changed. No citizen comments or questions were stated concerning the Development Regulations.

Mart Kask said with the Planning performed at the local level, the Town Council is empowered to hear appeals of decisions made by the Town Planner. He said he has heard complaints that our fees are too high. He said that is not the case. He said another negative if the Town Council chooses to have Pierce County take over the Planning is that Pierce County Hearings are during the day. If the meeting is in the evening, the applicant would have to pay overtime for Pierce County staff. We have to establish a fee table and compare it to Pierce County. He said that is all he has for the Development Regulations. He suggested dividing the sections for review between the Council Members.

Mayor Tony Caldwell asked Mart if he had anything to report on the Critical Areas Code. **Mart Kask** said there are new laws concerning the Shorelines; and those changes have to be incorporated into the Critical Areas Code.

CLOSE PUBLIC HEARING:

❖ At 7:50 PM, **Councilor Roy Hanson** moved to close the public hearing. **Councilor Vicky Watkins** seconded the motion. **Motion carried unanimously.**

Mayor Tony Caldwell asked Mart about the timeline. **Mart Kask** said the contract term ends on Jun 30, 2015.

❖ **Councilor Stu Terry** moved to approve Mart Kask’s Recommendation for Option 2 for the Comprehensive Plan Update to move forward with the assumption that the current sewer treatment plant has excess capacity to accommodate 40 additional residential sewer hookups and try to work out the differences presented in Resolution 151. **Councilor Roy Hanson** seconded the motion. **Motion carried unanimously.**

ENGINEERING REPORT:

None

PLANNER REPORT:

(See Exhibit “C” attached).

Mart Kask said we finally got the FEMA Flood Maps and it clearly shows that the 100-year flood zone boundary has changed; and the fire station is no longer in the flood zone. He said he would prepare the report and request Washington Department of Ecology (WDOE) accept these changes. Discussion followed. We have not completed the Shoreline Master Program because of areas we have disputed with WDOE. He said WDOE has been inconsistent in establishing shoreline buffer zone widths. Many municipalities, including Black Diamond, Bonney Lake, Wilkeson and others have buffer zones that measure 25, 35 and 50 feet. The rationale for establishing the 25, 35 and 50 foot buffers are not documented in the respective jurisdiction’s shoreline master programs. **Mayor Tony Caldwell** asked for an estimated timeframe to prepare the report to WDOE disputing their recommendations. **Mart Kask** said it would take 8 – 10 hours and would be completed within six weeks at the max. He said he would send the cost and time estimate to Marla. Discussion followed. **Mayor Tony Caldwell** said the 100-foot buffer zone could impact property owners along South Prairie Creek and requested Council action to move forward with the appeal to WDOE.

- ❖ **Councilor Stu Terry** moved to approve Mart Kask, Town Planner, to move forward with preparing the appeal to WDOE to change their recommendation for the shoreline buffer zone in South Prairie. **Councilor Vicky Watkins** seconded the motion. **Motion carried unanimously.**

APPROVAL OF REGULAR COUNCIL MEETING MINUTES OF JULY 1, 2014:

- ❖ **Councilor Roy Hanson** moved to approve the Regular Council Meeting Minutes of July 1, 2014. **Councilor Stu Terry** seconded the motion. **Motion carried unanimously.**

APPROVAL OF RECESSED MEETING MINUTES OF JULY 15, 2014:

- ❖ **Councilor Stu Terry** moved to approve the Recessed Council Meeting Minutes of July 15, 2014. **Councilor Vicky Watkins** seconded the motion. **Marla Nevill** requested removing “see Exhibit A attached” under the Planner Report since the Comprehensive Plan, Development Regulations and Critical Areas Code are such lengthy documents. **Councilor Stu Terry** moved to amend his motion to approve the Recessed Council Meeting Minutes of July 15, 2014, with the correction requested. **Councilor Vicky Watkins** seconded the amended motion. **Motion carried unanimously.**

APPROVAL OF BILLS FOR JULY 2014 IN THE AMOUNT OF \$56,517.93:

- ❖ **Councilor Stu Terry** moved to approve the Bills for July 2014 in the amount of \$56,517.93 (fifty-six thousand five hundred seventeen dollars and ninety-three cents). **Councilor Roy Hanson** seconded the motion. Several questions were asked and answered regarding several of the bills. **Councilor Stu Terry** moved to amend his motion to approve the Bills for July 2014, minus items 559 and 613 to Jason Bazaar, which appear to be duplicate payments and require further review. **Councilor Roy Hanson** seconded the amended motion. **Motion carried unanimously.**

CITIZENS’ COMMENTS:

Pam Reid said she is in the process of purchasing property on SW Third Street and requested permission to extend a fence to connect with the Town’s fence located at the Third Street Park. She said this would keep people from cutting through her property to get to the park. Discussion followed. It was the consensus of the Council to allow Pam Reid to extend the fence to connect to the fence located at the Third Street Park. Discussion followed.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1) Resignation of Les Rossich, Council Member Position #3:

Mayor Tony Caldwell said due to personal reasons, Les Rossich had to resign. We need to post the Council vacancy and asked the Council to talk to people to see if they are interested in the position. Discussion followed.

2) Review Draft Agreement Between the Town of South Prairie and Pierce County Planning and Land Services Department Relating to Zoning, Comprehensive Planning, Discretionary Land Use Permits and Enforcement:

Mayor Tony Caldwell said this is the draft agreement; and this would have to be tabled for further review.

3) Authorize Pierce Conservation District to Perform Knotweed Control on Town Property:

- ❖ **Councilor Stu Terry** moved to authorize Pierce Conservation District to perform Knotweed Control on Town property. **Councilor Roy Hanson** seconded the motion. **Motion carried unanimously.**

MAYOR'S REPORT:

1) Salmon Run:

Mayor Tony Caldwell said the Salmon Run is not a Town function; and the Town would not be involved at this time. He said Council Members could get involved on their own time. Discussion followed.

2) Bicycles Running Stop Sign at the Trail:

Mayor Tony Caldwell said there is a problem with bicyclists running the Stop sign at the Trail and there have been several close calls. He spoke with the Sheriff's Department and they will work on enforcement of these violations. Discussion followed.

Mayor Tony Caldwell said everything is running smoothly.

PUBLIC WORKS' REPORT:

1) Utility Operator Position:

Mayor Tony Caldwell said Jason Bazaar is filling in at the Wastewater Treatment Plant (WWTP). **Mayor Tony Caldwell** said we are interviewing for the position. He said two gentlemen from Puyallup stopped by this afternoon making inquiries about the position; but they have not submitted applications. Discussion followed. **Mayor Tony Caldwell** said we have not had any callouts; but we had to have Flohawks come out for a sewer alarm. Discussion followed.

CLERK'S REPORT:

1) Marla Nevill reminded the Council of the Elected Officials Training on September 22, 2014, 6:30-8:30 PM, at the South Prairie Community Center. Discussion followed.

COUNCIL MEMBERS REPORT:

1) Councilor Roy Hanson asked how the Town deals with bank-owned properties. **Mayor Tony Caldwell** said we are in the process of trying to contact the bank.

2) Corner Lot Rental:

Councilor Roy Hanson asked about people renting the corner lot at Emery Avenue South and Highway 162. **Mayor Tony Caldwell** said people can rent the corner lot. Discussion followed.

OPEN EXECUTIVE SESSION: **Personnel Issues – Approximately 15 Minutes**

At 8:53 PM, **Councilor Stu Terry** moved to open the Executive Session to discuss personnel issues, approximately fifteen minutes. **Councilor Roy Hanson** seconded the motion. **Motion carried unanimously.**

CLOSE EXECUTIVE SESSION:

At 9:28 PM, **Councilor Vicky Watkins** moved to close the Executive Session. **Councilor Stu Terry** seconded the motion. **Motion carried unanimously.**

ADJOURNMENT:

❖ At 9:30 PM, **Councilor Roy Hanson** moved to adjourn the Regular Council Meeting of August 5, 2014. **Councilor Stu Terry** seconded the motion. **Motion carried unanimously.**

Date Approved: September 2, 2014