

MOSIER CITY COUNCIL MEETING

Date: July 3, 2013

Mosier Creek Terrace

Council: Mayor Andrea Rogers, Arlene Burns, Emily Reed, Steve McKibben, Christina LaFever

Staff: Dotty Devaney, City Planner; John Grim, City Engineer; Kathy Fitzpatrick, City Clerk.

Absent: Peny Wallace (pre-arranged)

Audience: David and Lavonne Povey, Tracie Horning and Darrell Roberts, Harry Staven, Syncline Studios representatives Loretta Scheler, landowner, and Hilary McKenzie, Architect.

CALL TO ORDER

Meeting was called to order by Mayor Andrea Rogers at 7:10pm.

AGENDA ADDITIONS OR CORRECTIONS:

Councilor Burns asked to add a discussion of SB 633 to Business. Councilor Burns also asked to add as first in order of Business the nomination of MaryLou Perry to the council seat vacated by Kathy Fitzpatrick. Fitzpatrick asked to add Payroll to the consent agenda.

ANNOUNCEMENT:

Councilor LaFever gave a verbal resignation from her position as Councilor. She stated that she was moving outside of the City limits and thus had to resign, but had had a great experience being a Mosier City Councilor. Councilor LaFever then left the meeting because of a lower back injury that prevented her from attending the rest of the meeting.

BUSINESS FROM THE AUDIENCE:

Harry Staven, from Richland, Washington, candidate for the Finance Director/Administrator position, introduced himself to the Council and citizens. He said that he likes working in small communities and would be honored to commit 8-12 years to this community.

CONSENT AGENDA:

- 1) Approval of the Minutes June 19, 2013
- 2) Review/Approve Bills with addition of Payroll

Motion by Councilor McKibben to approve the consent agenda, second by Councilor Reed. Motion approved unanimously.

NEW COUNCILOR APPOINTMENT:

Mayor Andrea Rogers introduced MaryLou Perry, a nominee for the council seat vacated by Kathy Fitzpatrick. MaryLou is also on the Personnel Committee and the Budget Committee.

Motion made by Arlene Burns to appoint MaryLou Perry to Council, second by Emily Reed. Motion approved unanimously.

PUBLIC HEARING: Quasi-Judicial Land Use Hearing for Syncline Studios CUP

Mayor Andrea Rogers suspended the regular Council meeting and opened the quasi-judicial land use hearing. Mayor Rogers read the quasi-judicial land use regulations and requirements and asked if Council had any ex parte contacts to declare. Mayor Rogers, Councilors Reed, Burns, and McKibben stated they had no ex parte contacts to declare.

Dotty Devaney, City Planner, gave the staff introduction to the project, staff report, and recommendations. She had a concern about the proposed storage building and its aesthetics, but the applicant had already addressed the concern with plans for a double door interior access, a very low key approach to storage compatible with a commercial use. The entire project is small scale and low impact mixed use residential/commercial. Devaney went through the zoning criteria and explained how the applicant has met or exceeded requirements. Devaney recommended that as a condition of approval the applicant will sign an agreement to do future street improvements, as the City does not have plans in place at present for bike/pedestrian route along the Historic Highway. The City is working with ODOT to update its TSP to include bike/ped route through town. Devaney advised Council that the low intensity of this project could be seen as a potential adverse impact if the Council were planning for a destination commercial zone. If Council planned for a more locally scaled commercial area, this project is compatible with that vision. Devaney mentioned the Heritage Oak. If the oak dies, it cannot be replaced in kind, but a condition can be made that it be replaced with like value. City Engineer John Grim cautioned that phasing a project as is recommended could mean that some of the project never gets built. Devaney agreed, but advised Council that if they require the entire project to be built at once that the entire project may never get built. She reminded Council that this has been a vacant parcel for a very long time.

Council Questions:

Councilor Reed asked if the City prohibited drive-through businesses. Devaney: No, only formula take out restaurants prohibited.

Applicant Presentation and Testimony of Proponents:

Hilary McKenzie, Architect, presented the project, described the size of the buildings, old style storefronts, covered walkways, storm water plans, parking area, coffee cart.

Testimony of Opponents: None

Testimony of any other interested parties with Rebuttal:

Tracie Horning asked about the coffee cart size, which will be 48-63 sq ft. Darrell Roberts, Small Business Councilor, said he is very supportive of the project but was concerned about parking spaces being too few for a mix of residential and commercial. Both Mckenzie and Devaney addressed the question and said that the number of spaces provided are the max required for EACH use and do not presume shared use.

MaryLou Perry opposed the coffee cart, stating that its siting near the parking area would created a dangerous flow of ped/bike/car traffic. Councilor Reed disagreed that more parking area was needed and gave the example of the busy Farmer's Market. Devaney cited that the other businesses in town need less parking spaces than assumed.

Horning asked what would happen if the Mosier Manor were to be sold. Mayor Rogers said residential use would be less dense than now. Devaney said that if the Mosier Manor became a PUD with more density, the developer would be required to create street improvements for traffic flow.

Other Questions from Council: None

Mayor Rogers closed the Record and opened Council Deliberations at 8:25 pm.

Councilor Burns said that the project was appropriate scale and wonderful. Councilor Reed agreed and wanted Council to imagine downtown as connected by pedestrian routes and that this project connects to downtown and the Keith Chamberlain Park (ODOT ROW).

Motion made by Councilor Burns to approve the proposal with staff's conditions of approval and to defer discretion to staff for further details, seconded by Councilor McKibben. Motion approved unanimously.

Mayor Rogers closed the Public Hearing and opened the regular Council Meeting at 8:35.

Business:

1) City Engineer Report on Water Use Study

John Grim explained the water charts and said that the fluctuating water use trends are normal. The concern is that Well#4 levels have been dropping since 1971 about 4' a year. The City's well #4 is the lowest well in the watershed, and will be the last to go dry. Well #3 (Priest Rapids Aquifer) repair is almost finished, but OWRD does not believe that the repair has been successful because Ken Hudson's well (Pomona Aquifer) is the indicator and has not dropped like it did last time Well #3 was repaired. Grim is not convinced that the leak is in the Well #3 borehole. City may be asked to do more repairs, but Grim feels there is nothing more City can do.

2) Pavement Survey and Crack Sealing

Grim got two bids for this work and said the estimate from Seal Kote is very good. Asked Council to approve subject to Finance Director's approval.

Motion made by Councilor Burns to authorize City Engineer to accept the Crack Sealing bid subject to Barbara Irving's approval, second by Councilor Reed. Motion approved unanimously.

The City Council recessed the regular meeting and opened the Executive Session at 8:45 pm.

EXECUTIVE SESSION: UNDER ORS.192.660(2)(A), 192.660(7) EMPLOYMENT OF PUBLIC OFFICERS AND EMPLOYEES.

The executive session was closed at 9:10 pm and the recessed regular meeting was reconvened.

Motion by Councilor McKibben, seconded by Councilor Burns to offer candidate Barbara Irving the Finance Director/Recorder/Administrator position. Motion approved unanimously.

Councilor Steve McKibben excused himself from the meeting.

Without a quorum, City Council informally discussed: 1) possible partnership with ODOT and the County to address dead hazard pine trees 2) ways to inform themselves on issues like SB633 and asked City Clerk to research email and phone polls and 3) City Ordinance 160 Use of Open Water areas and the permit process, with Councilor Reed concerned about affects of more bureaucracy.

Meeting adjourned at 9:30.

Approved July 17th, 2013

Andrea Rogers, Mayor

Attest: _____
Kathy Fitzpatrick, City Clerk