

City of Othello
Council Workshop
January 3, 2000

Mayor E R Kelley called the workshop to order at 7:00 p.m. Members present were: Everett Cole, Eleanor Brodahl, Les Clemons, Leonard Lyon, Donald Derifield, Jeannie Ochoa, and Kenneth Johnson. Also present were Debra Travis, Curt Andrews and Debbie Kudrna, Department Heads and Bill Shaw, City Administrator.

APPOINT MAYOR PRO-TEM

Council member Lyon suggested that Everett Cole be the Pro-Tem for the Council. There were no other nominations or volunteers. Council member accepted the offer of Mayor Pro-Tem.

MOBILE VENDOR REQUIREMENTS

City Administrator, Bill Shaw reported that a local business/property owner had voiced a complaint of the lack of standards placed upon mobile vendors within the city limits. At this time, the city only requires a copy of the local health permit and the purchase of a city businesses license. Such things as public restrooms, sidewalks and paved parking are not current standards placed upon these businesses. Mr. Shaw suggested certain parking requirements if a tarp and table are available and availability of restrooms for their patrons.

Council member Derifield stated the health department should be inspected those units. He also questioned where their grease is being dumped, and trespassing where they park their mobile business.

Councilmember Ochoa mentioned other cities have these mobile units. Staff was instructed to research what other cities require and present a draft ordinance.

WATER SERVICE ORDINANCE

Mr. Shaw reported that staff's feedback of the adopted ordinance, which set the fee for hanging a 48 hour notice and shut off fee was that the fee should reflect the costs to provide the service. He explained that the \$25.00 shut off fee that was adopted in May covered the service for the hanging notice and actual shut off and turn on service. The staff requested the ordinance be changed, to a \$10.00 tag fee for the 48 hour notice and a \$15.00 shut off fee.

Discussion continued on the costs of providing this service; Council member Lyon felt the \$20.00 is probably close to the actual costs and Council member Cole agreed. Council member Clemons suggested the 48 hour notice fee and shut off fee be set at \$20.00 for each service. Council discussed allowing the staff time to notify the citizens of the new fee and having the fees effective in February.

LAND USE ISSUES – NORTH OF OLYMPIA STREET

Building Official, Curt Andrews reported the council will be reviewing and deciding some long-term planning issues. The Planning Commission will be having a public meeting on a request for rezoning 600' north of Olympia between Broadway and Reynolds Road. It includes a change of an area to C-2, an extension of R-2 and R-1 and an area for R-4. An issue to consider is the industrial area and that impact to residential zones. Notification of the discussion is being sent to all landowners within 300' south of Olympia Street between Broadway and 14th Avenue.

WATER EXTENSIONS TO OUTSIDE CITY LIMITS

Curt Andrews reported the city is receiving requests for city water service in areas outside of city limits and Council should discussed whether to extend our city services. A preliminary request for water is for an area west of Rodeo Lake to serve up to 500 houses. Preliminary discussion is being scheduled with the developer of Kameron Estates for an extension of water and sewer services. Eagle Apartments have also discussed an extension of 16 additional residential lots.

Issues for the city include water rights, development standards, the need to allocate water rights for the different zones, resources for drilling a new well, the lack of County or joint development standards, and not receiving any taxes on outside city limits property. Mr. Andrews explained that when the city approves a plat, they are committing to provide services. In new subdivisions, the city requires extension of the infrastructure to the far edge of the property, making it available for future developments. When Adams County Water District was developed, the city required and paid for larger water and sewer lines to accommodate future growth beyond the water district. The city staff has been discussing the problem with the water passing through the water district for developments, such as Kameron Estates, Eagle Apartments, Taggares Park and the Columbia Christian Church.

Council's consensus was to direct staff to continue discussions with these developers and keeping the city's best interest in hand.

UNFINISHED BUSINESS

Council member Derifield stated his concern of truck parking on Main Street and truck traffic on Main Street. Mr. Shaw explained that Main Street is a designated truck route and the Police Department has been asked to enforce the truck parking on Main Street. The lot on Main Street that trucks have been allowed to park has been discussed many times with Council and with their legal attorneys. Due to the fact that the trucking business was established prior to the zoning, they are somewhat "grandfathered", until he changes his operation or requests any permits. They did discuss the possibility of requiring curb cuts, paving and sidewalks at this location.

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Mr. Andrews explained that staff had modified the property included in the P.J. Taggares annexation. This now includes the Avista substation, 400' more of McMannamon Road, and a small portion of property owned by McCains. The future developer, Colstore, has verbally agreed to pay for their share of the McMannamon Road maintenance. Mr. Shaw reported the city has received the preliminary site plan for Columbia Colstore and the SEPA checklist has been circulated.

NEW BUSINESS

Curt Andrews reported the proposed Main Street annexation will require more power than the existing feeder line will provide. Avista is going to set a new line that will run east out to the Bruce area. City staff is discussing location of this line.

ADJOURNMENT

With no further business to discuss, Mayor Kelley adjourned the workshop at 9:20 p.m.

Debbie Kudrna, CMC
City Clerk