

Regular Council Meeting of February 6, 2018

Present were: Mayor Neal, Councilmembers Naillon, McElheran and Fuchs.

Absent: Councilmember Hart.

Meeting called to order at 7:00 pm by Mayor Neal. Pledge of Allegiance given.

Copies of the January 16th council meeting minutes were read and approved.

Public Hearing on ORO RA 18-1 Zoning Code Text Amendment. Mayor Neal opened the hearing, stated that the purpose of the hearing is to take testimony relevant to the City Council's decision to approve, modify or reject the Planning Commission's recommendation on a zoning text amendment which will revise Chapter 17.64 Accessory Uses and Structures of the Oroville Municipal Code to provide provisions that would allow a single family dwelling with an accessory dwelling unit to be treated the same as a single family dwelling under zoning. Subject to owner residency, deed restrictions, spatial ratios, off street parking and building and fire code requirements. Together with a recommendation to the City Council regarding suggested revisions to the Utility Codes as would be applied to accessory dwelling units charges. File identification number ORO RA 18-1.

Mayor Neal opened the testimony portion of the hearing. First we will identify the hearing record, then a short synopsis by Staff and then take all relevant public testimony starting with those who signed in. To assist in the record taking please state your name and address.

Presentation of the Planning Commission's recommendation, analysis and explanation of the amendment given by Christian Johnson.

Mayor Neal provided for public testimony to be received by any person present who would like to provide testimony; no public testimony given.

Mayor Neal provided an opportunity for the Council to ask direct questions.

Councilman Naillon questioned the definition for Accessory Dwelling Unit; felt that the definition was too loose, which would create a multi-family use. Naillon also questioned separate buildings being allowed. Johnson explained the Deed Restriction requirements. Johnson explained that multi-family use is currently allowed in all residential zoning districts except R-1; this amendment would allow the use in all zoning districts where single family dwellings are allowed.

Superintendent Noel questioned section 17.64.080, D. Standards and Requirements, item 1; concerned about using the term *may*. Noel also concerned about item 2 which defines the unit size. Noel discussed that the number of people being allowed could potentially exceed use for the service size.

Councilman Naillon expressed concern over the quality of structures if allowed and feels that it would not be an acceptable allowance for the residents of Oroville.

Mike Marthaller questioned the structures and the requirements they will need to meet; Johnson stated that they will need to meet State Building Code requirements.

Councilman McElheran stated that he supports the amendment if all codes are met.

Councilman Naillon expressed concern on increase to lot density and how it will affect neighboring properties.

Councilman McElheran stated that if the requirements are met, the City shouldn't interfere with private property rights.

Councilman Naillon stated that zoning districts create the community and this is not what he envisions for Oroville.

Johnson stated that the amendment would increase density to use existing infrastructure, which is encouraged under the Growth Management Act; discussed that the Deed Restriction is enforceable and the restriction would transfer to the next owner.

Discussion on enforcement.

Councilman Naillon stated that homeowners should follow current permitting to make structural additions.

Superintendent Noel stated that attached units could be allowed, but is concerned about the un-attached units. Further discussion on un-attached units and impact on utilities.

Councilman Naillon would like to preserve the current zoning districts.

Johnson pointed out action required by Council, which includes accept, reject or modify the Planning Commission's recommendation, pass an ordinance enacting the same, or refer the matter to Committee for revision, or close the matter and not pass an ordinance.

Councilman Naillon requested that un-attached structures be eliminated and provide for remodel criteria that would allow them to construct additions that could temporarily be rented to family members. Discussed that public works also needs to be involved with any additions that would affect utilities.

Johnson will take the document back to the Planning Commission to make the requested modifications.

Mayor Neal presented Christian Johnson with Certificate of Appreciation for 25 years of service.

Perry Huston, Okanogan County Planning and Development Director, was present to start discussions concerning the Rural EMS Levy which will expire at the end of 2018; Rural EMS Levy is a three-year Levy set at \$.25. Huston would like to request a joint meeting between the City, County and LifeLine Ambulance to discuss needs. Clerk Denney stated that the City EMS Levy will also expire at the end of 2018; the City levy has a six year term and is also set at \$.25. The City would like to meet with the County and LifeLine Ambulance to discuss the issue. Okanogan County Commissioner's Clerk will contact Clerk Denney to set up the meeting; LifeLine representatives to be invited. Council thanked Huston for attending the meeting.

Donna Weeks was present to discuss the ELWA Consolidation Feasibility Study; ELWA Board would like to start discussions with the City about them connecting to the City system. Weeks questioned process for meeting with the water committee. Weeks stated that the ELWA is required to install individual meters by July 1st; discussed water quality and their need to start negotiations as soon as possible. Superintendent Noel stated that the Department of Health is reviewing the feasibility study at this time and have only made two comments on the study. Discussion on options outlined in the study. Discussion between users about which direction they would like to go; more discussion is needed amongst the users before they proceed with the City. Lynn Cuff questioned the study; felt that it wasn't an accurate report. ELWA users will meet and then schedule a meeting with the City Water Committee.

RFQ / Engineering Services recommendation explained by Clerk Denney; 6 RFQs were received. Based on the review of those submittals by Clerk Denney, Superintendent Noel and Mayor Neal, staff would like to recommend that Gray & Osborne, J-U-B Engineers and SCJ Alliance be placed on the roster for services for 2018-2020. Motion by McElheran, second by Naillon that the three engineering firms be selected as recommended by staff to provide engineering services for 2018-2020; motion carried.

Request received from the Planning Commission to reappoint Arnie Marchand to Planning Commission position #4. Motion by Naillon, second by McElheran that Arnie Marchand be reappointed to the position; motion carried.

Councilman Fuchs requested permission from the Council to pursue creating two Oroville community events that would combine some of the individually held events; would like to present to the Chamber and other event organizers. Fuchs would like to see the events held at the Prince Heritage Park; discussed providing a shuttle service that would link Veranda Beach, Sandalia and Veteran’s Memorial Park to the events. Remaining councilmembers supported the idea.

Request received from the Oroville CARES Coalition that the prescription drug box purchased by the coalition be installed by the City Crew at the Oroville Police Department; Chief Hill briefly explained the project. Superintendent Noel hasn’t seen the box, but stated that the crew could install it as time allows. Motion by McElheran, second by Naillon that the City partner with the Oroville CARES Coalition and install the prescription drug box at the Oroville Police Department; motion carried.

Action Alert received from AWC regarding Voting Rights Act legislation that might result in the City being required to divide into council districts.

Motion by McElheran and second by Naillon the vouchers #23544-23578, DOR-EFT, \$39,999.58, be paid, the January 31, 2018 payroll of \$71,801.90, #23501-23543, direct deposit run and EFT #201802 be approved and the meeting be adjourned at 8:25 pm. Motion carried.

Minutes approved _____

Mayor

Clerk