

WALLA WALLA CITY COUNCIL
Work Session Minutes
September 24, 2018

1. CALL TO ORDER

Mayor Clark called the meeting to order at 4:00 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Jerry Cummins, Myron Huie, Steve Moss, Tom Scribner, and Mayor Barbara Clark.

Absent: None

City staff in attendance: Deputy City Manager Byron Olson, Development Services Department Director Elizabeth Chamberlain, City Engineer Neal Chavre, CDBG Coordinator Jennifer Beckmeyer, and City Clerk Kammy Hill.

2. ACTIVE AGENDA

A. Status update on the Bachtold Annexation.

Development Services Director Chamberlain outlined the area and history of the proposed 106-acre annexation petition filed in 2016. An updated drainage and stormwater study was completed in 2017 and provided to Hayden Homes with the necessary improvements identified. The waterline extension and looping for the Irongate subdivision was also necessary to provide services to this area. Staff has been meeting with Hayden Homes and they have indicated they are now ready to move forward with the annexation. Development would likely occur in phases through a development agreement rather than the preliminary plat process which only allows a maximum of six years to complete the required improvements.

There was discussion on:

- Density and connectivity. A traffic impact analysis will be required for any development with the improvements identified in the development agreement.
- Expense for a stormwater retainage pond will be the responsibility of the developer. The City has been specific and straightforward with the proposed developer.
- Implementing impact fees for a park in this area.
- A development agreement would be binding on the land.

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- Ongoing maintenance of the required stormwater retention pond.
 - Need for affordable housing and encouraging a diversity of housing types within the project. The proposed changes to development regulations would be beneficial prior to any development agreement for this area.
 - Difference between a planned unit development and a development agreement.
 - Responsibility for the roadways and integrity of the bridges in the area.
 - Challenges for pedestrian connectivity in the area due to existing developments being planned under the County and not conforming to City standards. Staff is challenged to identify the best solutions without penalizing the developer for existing conditions.
 - Impact of such a large-scale development on the schools in the area and role/involvement of the school district.
 - Sufficiency of water and wastewater facilities to serve the area.
 - Area is not within a floodplain and stormwater improvements will address the needs of the area.
 - Amending the zoning designation as being proposed later in the year would allow for construction of single-family homes up to a four-plex. Appropriate planning will allow for larger lot sizes around the perimeter to serve as a buffer with higher densities in the center.
 - Allowing for convenience-style commercial uses to serve the area.
 - Proposed development will have a significant impact on the City and all impacts need to be considered and borne by the developer.
 - Use of a homeowner's association to maintain infrastructure and provide for a park instead of impact fees.
 - Benefits of proposed development to help decrease the City's housing deficit.
- B. Council review of the proposed draft of the 2019-2023 Community Development Block Grant (CDBG) consolidated plan and 2019 annual action plan.

Deputy City Manager Olson reported the development of a consolidated plan is one of the requirements for direct entitlement CDBG funding.

CDBG Coordinator Beckmeyer outlined:

- An overview of the CDBG program and funded projects.
- The consolidated plan was developed based on data and an extensive public participation process.

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- Strategic goals include:
 - Affordable housing.
 - Enhancing the quality of life.
 - Vibrant and healthy neighborhoods.
 - Economic Development.
- The micro business assistance program.
- Neighborhood revitalization strategy area.
- Eligibility criteria based on income limits.
- Proposed five-year CDBG budget.
- 2019 proposed CDBG budget.

There was discussion on:

- Installation of ADA ramps at Garrison Middle School.
- Economic development and use of opportunity zones. Avoiding displacement of local business development.
- Staff is still awaiting the rules and regulations for the opportunity zones.
- Change in the leadership at the Chamber of Commerce and potential impacts on the micro business assistance program. Staff reported another grant had been received for additional participants in the micro business assistance program.
- Rental rehabilitation program.
- A public hearing will be held at the September 26 City Council meeting. This is only a public hearing and no action is proposed.

3. OTHER BUSINESS

No other business was discussed.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:41 p.m.