

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
August 26, 2020

1. CALL TO ORDER

Mayor Scribner called the virtual meeting to order at 6:30 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Myron Huie, Ted Koehler, Steve Moss, Susan Nakonieczny, and Mayor Tom Scribner.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Deputy City Manager Elizabeth Chamberlain, Development Services Director Preston Frederickson, Senior Planner Jon Maland, Planner Melissa Shumake, and City Clerk Kammy Hill.

2. PUBLIC COMMENTS

No public comments were submitted.

3. CONSENT AGENDA

City Clerk Hill introduced the Consent Agenda, Items A through D, as follows:

- A. Ordinance No. 2020-30 vacating the southern 65 feet of Hemlock Street. (VAC-18-0003)
- B. Resolution No. 2020-85 extending declaration of emergency due to COVID-19 pandemic through December 31, 2020.
- C. Approval of minutes of Work Session held August 10, 2020.
- D. Approval of minutes of the regular meeting held August 12, 2020.

Staff provided a brief report on Items A and B.

No public comments were submitted on any of these items.

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Councilmember Moss moved to adopt Consent Agenda Items A through D. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

4. ACTIVE AGENDA

- A. Ordinance No. 2020-31 amending the comprehensive plan land use map and rezoning City-owned property at West Rees Avenue and North 15th Avenue from Industrial to Public. (Sleep Center property)

Staff outlined the application to amend the land use designation on the City-owned property West Rees Avenue and North 15th Avenue from Industrial to Public. The Planning Commission and staff both recommend approval.

Councilmember Nakonieczny reported she would be voting no on the Ordinance and described the negative impacts the sleep center is having on the West ward neighborhood. Better enforcement is needed to address the numerous illegal activities occurring in the neighborhood.

There was discussion on whether the sleep center is being legally operated in this area; the lack of public comments during the hearing held before the Planning Commission; and the need to better monitor and enforce illegal activities happenings outside of the sleep center.

It was the consensus of Council to hold a Work Session to address the issues raised by Councilmember Nakonieczny.

Mayor Scribner declared the public hearing open.

R.L. McFarland, Walla Walla, spoke in appreciation of the comments made by Councilmember Nakonieczny and feels that Walla Walla can do better to address the illegal activity.

There being no further comments, Mayor Scribner declared the public hearing closed.

There were additional comments on the need for better enforcement in the West Ward to address the illegal drug use and encampments.

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**Councilmember Moss moved to adopt Ordinance No. 2020-31.
Councilmember Clubb seconded the motion. The motion carried with 5
yes votes and 2 no votes by Councilmembers Huie and Nakonieczny.**

- B. Public hearing and Ordinance No. 2020-32 approving the Hatch Street annexation of approximately .97 acres.

Staff reviewed the annexation timeline, process, analysis, and boundaries.

There was discussion on:

- No development application has been submitted or discussed for this property.
- The zoning will be neighborhood residential that would allow a maximum of three to four units.
- Access to the wastewater treatment plant is from Futura Street.
- If annexed property is subdivided, improvements would be made along Hatch Street fronting the property in accordance with current standards.

Mayor Scribner declared the public hearing open. There being no public testimony, the hearing was closed.

**Councilmember Koehler moved to adopt Ordinance No. 2020-32.
Councilmember Huie seconded the motion. The motion unanimously
carried with 7 yes votes and 0 no votes.**

- C. Public hearing and Ordinance No. 2020-33 approving the Delmont Street/Berney Drive annexation of approximately .83 acres.

Staff reviewed the annexation timeline, process, analysis, and boundaries. No development application has been submitted or discussed for this property. Seven comments have been submitted, not opposed to the annexation, but opposed to any multi-family development on the property. An evaluation of any proposed development would include the characteristic of the surrounding neighborhood.

There was discussion on the inability to respond to the density concerns without any development application; limits of existing City boundaries and availability of City utilities; the City would likely have more leverage in addressing code violations with two code enforcement officers; and

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permit processing and ability to request special notice to be notified of any development application.

Mayor Scribner declared the public hearing open.

Connie and Mike Lyons Sobotta expressed concerns with any future multi-family development on the property and the numerous existing code violations.

There being no further public testimony, Mayor Scribner declared the hearing closed.

Councilmember Clubb moved to adopt Ordinance No. 2020-33. Councilmember Bahena seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- D. Ordinance No. 2020-34 rejecting the Abbott Road annexation of 1.19 acres.

Staff reviewed the process, boundaries, and analysis. The applicant asked to have the petition withdrawn when they learned that the property did not meet the required density for a planned development. There was brief discussion on the impact to the property owner by rejecting the annexation petition. The only impact is the property owner will be required to pay the new annexation fee of \$1600 if they want to pursue annexation in the future.

Mayor Scribner declared the public hearing open.

City Clerk Hill reported an email had been received from Diane Royce supporting the recommended action to reject the annexation.

There being no additional public testimony, Mayor Scribner declared the public hearing closed.

Councilmember Moss moved to adopt Ordinance No. 2020-34. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- E. Resolution No. 2020-86 approving the preliminary plat for Herbert Estates, an eleven-lot subdivision located at 410 Reser Road.

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Mayor Scribner outlined the provisions for a quasi-judicial closed record hearing and polled the City Council for any conflicts of interest or appearance of fairness issues. Councilmember Moss reported he had asked two clarifying questions of staff and Mayor Scribner reported an email with an attachment had been received. The response to this email was that no additional correspondence would be considered.

Staff reviewed the application and hearing examiner recommendation to approve an eleven-lot subdivision for a total of eighteen units, in addition to the two existing homes on the site. The placement of the eighteen units are subject to the approval of the site plan review committee. The comments in objection to this subdivision were related to traffic, property values, loss of scenic views, and multi-family development.

There was discussion on:

- The traffic impact analysis was done and measured new trips. It did not include the number of trips generated by the existing residences.
- Confusion over the number of allowed units. The applicant did not establish the number of units until three or four days prior to the hearing. The public hearing notices were sent prior to this determination.
- The proposed duplexes will be higher-end housing and the internal characteristics of the neighborhood will be considered when approving their placement.
- The Costello neighborhood is still concerned due to the additional traffic with the existing high school traffic and impact on their scenic views, as well as being opposed to the construction of duplexes.
- The traffic analysis shows that the Reser Road/Howard Street intersection meets current level of service standards through the year 2040.

Councilmember Clubb moved to adopt Resolution No. 2020-86.
Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- F. Approval of the July 31, 2020 accounts payable register containing check numbers 10062 through 10087; 10115 through 10122; 10150 through 10280; 10282 through 10451; 10453 through 10586; 10588

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through 10596; 10000 through 10013; and 1, 2, 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 totaling \$2,709,962.60.

Councilmember Moss moved to approve the July 31, 2020 accounts payable register containing check numbers 10062 through 10087; 10115 through 10122; 10150 through 10280; 10282 through 10451; 10453 through 10586; 10588 through 10596; 10000 through 10013; and 1, 2, 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 totaling \$2,709,962.60 with the exception of the checks to the Blue Mountain Action Council. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Moss moved to approve payment of the checks to the Blue Mountain Action Council. Councilmember Clubb seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

5. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the third Town Hall; the agenda setting meeting; the special meeting; the Valley Transit Board meeting; the Work Session; and the Chief's Advisory Committee meeting.

Councilmember Huie reported attendance at the third Town Hall; a walking tour of the west ward; a Good Roads Committee meeting; the special meeting; and the Work Session.

Councilmember Bahena reported attendance at the third Town Hall; the special meeting; the Civil Service Commission meeting; and the Work Session.

Councilmember Nakonieczny reported attendance at the third Town Hall; led several walking tours of the west ward; the special meeting; and the Work Session.

Councilmember Clubb reported attendance at the third Town Hall; the regional housing action plan stakeholder meeting; the Visit Walla Walla Board meeting; the special meeting; and the Work Session.

Councilmember Koehler reported attendance at the third Town Hall; a walking tour of the west ward; a lunch with the Mayor; the ad hoc

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recycling task force meeting; the Valley Transit Board meeting; the special meeting; the Work Session; the Helpline Board meeting; and a webinar on special education during a pandemic.

Mayor Scribner reported attendance at the third Town Hall; the Grapevine radio program; a walking tour of the west ward; the agenda setting meeting; the special meeting; and the Work Session.

6. UNFINISHED AND NEW BUSINESS

Councilmember Koehler moved to approve the expenditures with CARES Act funding as reported at the August 24 Work Session. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 8:34 p.m.