

NOTE: APPROVAL OF WILLOW RUN PLAT ON PAGE 7

1001-98

CITY OF SULTAN COUNCIL MEETING - September 14, 1998

The regular meeting of the Sultan City Council was called to order by Mayor Broughton at 6:00 PM. Councilmembers present: Ostrom, Tuohy, Porter. Councilmember Rowe arrived at 6:50 PM; Councilmember Eslick arrived at 7:20 PM.

Executive Session: On a motion by Councilmember Tuohy, seconded by Councilmember Porter, the Council adjourned to executive session to discussion pending and potential litigation and personal. All ayes.

Consent Agenda: On a motion by Councilmember Ostrom, seconded by Councilmember Tuohy, the consent agenda was approved with item 6 moved to executive session and item 5 moved to new business. Roll call: Ostrom - aye; Tuohy - aye; Porter - aye; Rowe - aye. The following items were included on the consent agenda:

- 1) Approval of the minutes of the August 24, 1998 regular Council Meeting.
- 2) Professional Service Contract - Earth Tech in the amount of \$56,676 for the Regional Water Supply Alternatives Study. Funding sources: City - \$4,676; PUD - \$3,000; Department of Health grant - \$50,000.
- 3) Professional Service Contract - Earth Tech in the amount of \$13,280 for the Surface Water/Flood Hazard Management Plan. Funded by CZM grant.
- 4) Professional Service Contract - Nies Mapping Group in the amount of \$13,375 for the Surface Water/Flood Hazard Management Plan. Funded by CZM grant. An additional \$750 to update current CAD mapping.
- 5) Professional Service Contract - Bowman Logging for thinning in the Watershed.
Moved to new business.
- 6) Wage Increase - Pay increase of 3% for Carol Pepperell retroactive to January 1, 1998.
Moved to executive session.
- 7) Resolution designating an Applicant's Agent for the Flood Mitigation Assistance Program.

COMMENTS FROM THE PUBLIC:

Jim Cummings - Greenway: Briefly discussed the purpose and goals of the Stevens Pass Greenway Project. Grant was received to study the impacts of growth and development along

Highway 2 and provide ideas for enhancement to improve the quality of life. Sultans projects need to be listed on the final report to qualify for some grant programs. Advised that they are looking for committee members to represent Sultan on the board.

Debbie Copple - Chamber of Commerce: Requested that the Council authorize Hans Korve, City Planner to work with the Chamber to develop a Main Street Streetscape design plan. Request was approved on a motion by Councilmember Ostrom, seconded by Councilmember Tuohy. All ayes.

OLD BUSINESS:

ALEA Grant Application: Staff recommended that a grant application be submitted to acquire land along Winters Creek. Property owners are willing to discuss the project and the property is Stream/wetland buffer and is not buildable land. On a motion by Councilmember Tuohy, seconded by Councilmember Ostrom, approval to submit a grant application was given. All ayes.

Earth Tech - Update on Current Projects:

- 1) **Fir Avenue Reconstruction Project** - currently under construction.
- 2) **East End Sewer LID** - The design for Schedule A is complete and the City is obtaining easements. The design for Schedule B is 95% complete and easement acquisition will begin soon. Advertisement for bids will published in January/February 1999 and completion is anticipated by the end of next summer. Discussed the timing for financing and cash flow requirements and recommend that the City provide interim financing for the entire project and that the staff be directed to prepare the necessary ordinances.
- 3) **Flood Hazard and Protection:** Contracts have been approved and Earth Tech and Neis Mapping are working with City Staff to complete the study.
- 4) **Water Supply:** Regional Water Supply Study work has begun. PUD has agreed to participate with costs and information. PWTF Pre-construction application will be submitted later this month.
- 5) **UDC and Comprehensive Plan Updates:** Proposal for update has been presented for Council review.

Water Reservoir - Change Order: Change Order to increase the amount for the radio tower from \$5,000 to \$9,381 plus tax. On a motion by Councilmember Tuohy, seconded by Councilmember Ostrom, the change order was approved. All ayes.

PLANNING COMMISSION REPORT

Presented by Hans Korve, City Planner

Schwartz/Logsdon Boundary Line Adjustments: Applicants proposes to adjust the west property line of lot 1 to eliminate an overlap of 464 SF with lot 2. The legal overlap of property was the result of surveyor error during a previous formal plat. The adjustment will result in a 464 SF decrease in lot 1 and no net increase in lot 2. The Sultan Planning Commission recommends approval of the proposed Boundary Line Adjustment. On a motion by Councilmember Ostrom, seconded by Councilmember Porter, the Planning Commission report was accepted and the Boundary Line Adjustment was approved with the condition that a recorded copy be provided to the City within sixty days. All ayes.

Eagle Ridge Addition: Located South of Bryant Rd., west of Sultan Basin Road across from 138th Street. The additional lots are located in the southeast corner of the original Eagle Ridge plat. Applicant is proposing to add 4 additional lots to the original 111 units originally plated for the Eagle Ridge Development. The Sultan Planning Commission recommends approval of the proposed Formal Plat modification with the following conditions.

1. A 20-foot private road/drive shall provide access to the proposed 4 additional lots and lots

108 and 23 if possible.

2. Site improvements shall include streetlights, sidewalks, planting strips, vertical curbs and

gutters. A 4-foot walking surface shall be designated along the south side of the proposed

private drive to provide for safe pedestrian access to the additional lots. No planting strip

is required along the proposed private drive. The proposed additional lots shall tie into

the Eagle Ridge bio-filtration swale & detention pond system to address storm water control.

3. All road construction plans shall conform to the City's adopted engineering/traffic safety

standards and be approved by City Staff.

4. Applicant shall provide an approved traffic control plan to the City of Sultan.

5. The plat shall provide adequate fire protection through the placement of fire hydrants as

prescribed by the Sultan Fire Department and the Unified Building Code.

6. All utility easements dedicated to the City shall be exclusive with respect to other utilities.

7. Applicant shall erect a 3-foot berm with a 4-foot fence along the southern plat boundary

to screen the proposed project from the neighboring farm as required in the original Eagle

Ridge Plat. A 5-foot wood fence may be substituted for the berm/fence if the applicant

wishes to match the required fencing for the Plateau development

8. All mitigation Park and Traffic impact fees for each lot shall be paid at the time of sale of

each individual lot. School impact fees shall be paid prior to building permit issuance, in

accordance with School District policies.

9. The proposed lots shall be subject to any Homeowners Association Agreement drafted for

the Eagle Ridge development. In addition, lots A-D and lots 108 and 23 shall be responsible for maintenance of the proposed private road/drive and the associated walking

area.

10. Applicant shall provide As-builts on all utilities and roads.

11. Applicant shall provide a two- (2) year maintenance bond for all landscaping and required

facilities at an amount determined by the City.

12. Applicant shall sign a hold harmless agreement to allow for the provision of trash service

over private roadways. The Public Works Department shall approve the agreement.

13. Applicant will pay mitigation fees for each additional lot in the amount of: Traffic: 1,837; Schools: \$1,673; Parks: \$300

14. No on street parking will be allowed for Lots 23 and 108 of Eagle Ridge and the newly

created lots.

Preliminary plats approved by the city are valid for five (5) years from their effective date and must be recorded within that time period unless an extension has been properly requested and granted pursuant to the Sultan Municipal Code.

On a motion by Councilmember Ostrom, seconded by Councilmember Tuohy, the Planning Commission report was accepted and the Plat addition was approved with the conditions set and a modification to condition #7 to require a 6 foot fence and #9 to disallow any on street parking on the private drive. All ayes.

Willow Run Formal Plat Approval

Mayor Broughton stepped down from the table due to a conflict of interest on the project and Councilmember Eslick took over the chair. Located south of 135th Street SE between Gohr Road on the west and 4th Street on the east. The Planning Commission recommended preliminary plat approval of the proposed 10 lot formal plat with the following conditions:

1. All on-site wetlands associated with Winters Creek will be protected in accordance with the UDC Section 16.10.090. A stream and wetland mitigation plan shall be submitted to the City for final approval prior to the final plat.

2. The applicant shall coordinate with Community Transit to locate potential future bus stops and the placement of pads.

3. Site improvements shall include streetlights, sidewalks, planting strips, vertical curbs/gutters and a sand filter infiltration bed system to address stormwater quality and quantity. City staff shall approve all site improvements.

4. All road construction plans shall conform to the City's adopted engineering/traffic safety standards and be approved by City Staff.

5. The applicant shall provide an improved access through the property in the form of Willow Ave. connecting First Street on the west and 4th Street on the east boundary of the property. This access shall meet all City street improvements. The Public Works Department shall approve its design and installation. Additional internal roads shall be privately owned and maintained by the homeowners association.

6. The Applicant shall provide an approved traffic control plan to the City of Sultan.

7. The plat shall provide adequate fire protection through the placement of fire hydrants as prescribed by the Sultan Fire Department and the UBC.

8. All utility easements dedicated to the City shall be exclusive with respect to other utilities.
9. Applicant shall erect fencing along borders adjacent to existing residential development
to screen them from the proposed project. The Planning Dept. shall approve final design and placement of all fencing.
10. Traffic and Park mitigation fees for each unit shall be paid at the time of sale of each individual unit. School impact fees shall be paid prior to the Building permit issuance.
11. Water and sewer service shall be stubbed to all adjacent properties as determined by the Public Works Department.
12. A 25-foot easement and road shall be provided to access properties to the south. Access may be provided in conjunction with one of the proposed private drives for lots 7 or 8. Staff shall approve final placement of access.
13. Applicant shall draft a Homeowners Association Agreement, approved by the City, for the maintenance of all common areas, including but not limited to sidewalks, planting areas, recreational facilities and the projects retention/detention system.
14. Applicant shall provide As-builts on all utilities and roads.
15. Applicant shall provide a two year maintenance bond for all landscaping and required facilities at an amount determined by the City.
16. Applicant shall sign a hold harmless agreement to allow for the provision of trash service over private roadways. the Public Works Department shall approve the agreement.
17. Applicant will pay mitigation fees for each unit in the amount of: Traffic - \$1,837; school - \$500 and parks - \$500.

The applicant has requested a modification to the plat to remove lot 10 and its related housing units and include the property in the park area. Staff recommends approval of the proposed modification without additional conditions.

On a motion by Councilmember Ostrom, seconded by Councilmember Porter, the Planning

Commission report was accepted and preliminary plat approval was given with the conditions set. All ayes.

New Business:

Resolution 98-15 - Change of Control of the Cable Communications Franchise: On a motion by Councilmember Tuohy, seconded by Councilmember Ostrom, Resolution 98-15 was approved. All ayes.

Parking on Main Street: The Council received a request to provide 15 minute parking on 3rd Street from Main to the alley on the east side. Residents are parking there during the day and blocking access to the business. On a motion by Councilmember Ostrom, seconded by Councilmember Tuohy, the matter was moved to the street committee. All ayes.

Resolution 98-16 - Highway 2 Traffic Safety Corridor: On a motion by Councilmember Eslick, seconded by Councilmember Tuohy, Resolution 98-16 was adopted. All ayes.

Proclamation - Walk Your Child to School Week - September 21 - 25: On a motion by Councilmember Touhy, seconded by Councilmember Ostrom, September 21-25 was proclaimed Walk Your Child to School Week. All ayes.

Bowman Logging - Thinning in Watershed: Brief discussion was held on the current price of logs. On a motion by Councilmember Ostrom, seconded by Councilmember Tuohy, the matter was tabled to the next meeting. All ayes.

Voucher Approval: On a motion by Councilmember Ostrom, seconded by Councilmember Tuohy, vouchers #98- 892 through 98-967 and payroll through August 23, 1998 in the amounts of \$427,132.44 were approved to be paid and drawn on the proper accounts. All ayes .

Councilmember Comments

Robert Ostrom: Community Center: Councilmember Ostrom moved to authorize staff to proceed with the necessary documents to issue councilmatic bonds, advanced refunding and LID interim loan. Seconded by Councilmember Tuohy. All ayes.

Bethany Terrace Project: William Trippett, Administrator, advised that a letter was sent to Bethany Terrace declaring the project in default and set conditions for completion. Curtis Construction is willing to correct deficiencies and post a two year maintenance bond. Additional cost should be covered by the developer to TV the line in two years before final acceptance of the lien. On a motion by Councilmember Tuohy, seconded by Councilmember Porter, the Council accepted the maintenance contract proposal. All ayes.

Executive Session: On a motion by Councilmember Tuohy, seconded by Councilmember Eslick, the Council adjourned to executive session for ten minutes to discuss pending litigation and personnel. All ayes.

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ADJOURNMENT: On a motion by Councilmember Eslick, seconded by Councilmember Porter, the meeting adjourned at 10: 15 PM.

Robert Broughton, Mayor

Laura J. Koenig, City Clerk