



CITY COUNCIL MINUTES October 03, 2018

City Council of the City of Ephrata, Grant County Washington met in regular session on October 03, 2018. The meeting was called to order at 7:00 p.m. by Mayor Bruce Reim.

Members Present: Mayor Bruce Reim, Council members Mark Wanke, Matt Moore, Valli Millard, Justin Kooy, Tony Mora, and Kathleen Allstot.

Staff Present: City Administrator Wes Crago, City Attorney Anna Franz, Community Development Director Ron Sell, Community Relations Director Traci Bennett, Police Chief Mike Warren, Fire Chief Jeremy Burns and City Clerk/Finance Director Leslie Trachsler.

Motion to excuse Council member Coe. (m/s Allstot/Kooy) Motion carried.

Pledge of Allegiance was said. This meeting is being recorded.

No public signed up to speak.

Agenda: There were no additions or corrections to the Agenda.

Presentations: None at this time.

Consent Agenda: Motion was made to approve consent agenda. (m/s Moore/Millard) Motion carried.

Items on the consent agenda are as follows:

- Claims #89095 through 89099 in the amount of \$3,425.20
- Claims #89103 through #89142 in the amount of \$122,848.79
- Payroll #45991 through #46051 in the amount of \$44,091.52
- Payroll Claims # 89076 through #89094 in the amount of \$221,384.08
- Payroll Direct Debit in the amount of \$5,875.00
- Payroll Direct Deposit in the amount of \$169,346.21
- VOIDED Payroll #46026 through 46028 in the amount of (\$1,021.02)
- Payroll # 46052 through 46054 in the amount of \$1,243.73
- Payroll Claims #89100 in the amount of \$31.71

Minutes of the September 19, 2018 Council meeting

Approve Special Event Applications:

- Chamber Art & Wine Walk – Downtown area October 27, 2018

Public Hearing – 2018 Comprehensive Land Use Plan Update: Mayor opened public hearing at 7:01 p.m. Director Sell gave a brief staff report reviewing the major changes reflected in this update as follows:

- City population data update and projected Washington State population projections
- Mapping updates with current data
- Updated vacant land tables to show locations of potential growth
- Removed out-of-date/unused policies
- Updated fees and costs associated with city utilities
- Updated emergency services data; school data; traffic counts and street data and maps
- Updated 20 year Capital Facilities Plan
- Added reference to “Complete Streets” for future grant writing support

There was no public input during the public sessions before the Planning Commission.

There being no public comments or Council comments, Mayor closed hearing at 7:06 p.m.

Public Hearing – 2018 Development Regulations Update: Mayor Reim opened public hearing at 7:06 p.m. This is a State required mandated update. Director Sell gave a brief staff report reviewing the major changes in this update as follows:

- Definition updates
- Added Reasonable Use Exception

There being no public comments or Council comments, Mayor closed hearing at 7:07 p.m.

Public Hearing – McCreary Property Annexation Request: Mayor Reim opened public hearing at 7:07 p.m. Crago reported this is a request from John and Sonya McCreary to annex a 20.3 acre lot that is adjacent to SR-28 located generally North of DK’s. This hearing is to consider three items:

1. To accept, reject or modify the proposed annexation boundary
2. Require the adoption of Commercial-2 zoning, and
3. Require the property assume all City taxes and other indebtedness

There being no public comments or Council comments, Mayor closed hearing at 7:08 p.m.

Motion to direct staff to prepare an Annexation Ordinance for Council consideration as presented. (m/s Moore/Allstot) Motion carried.

Ordinance 18-15 – 2018 Update to the City’s Comprehensive Land Use Plan:

Motion to approve and accept Ordinance 18-15 amending the Ephrata Comprehensive Land Use Plan. (m/s Kooy/Mora) Motion carried.

Ordinance 18-16 – 2018 Update to the City’s Development Regulations: Motion to approve and accept Ordinance 18-16 amending Section 20.08 of the Ephrata Municipal Code Chapter 20.08 entitled “Protection and Development Regulations of Critical Areas and Resource Lands”. (m/s Allstot/Wanke) Motion carried.

Ordinance 18-20 – Amending EMC 5.03 “Business Licenses”: This ordinance corrects an inadvertent reduction in the application fee. Motion to approve and accept Ordinance 18-20 Amending EMC 5.03 “Business Licenses”. (m/s Moore/Millard) Motion carried.

Discussion – Parking Requirements and Regulations Study: Crago reviewed the history of parking regulations and the letter from Council member Moore to Council regarding a re-evaluation of the current parking requirements in commercial zones. Director Sell reviewed code, discussed with staff and researched what other communities’ codes are. Consensus is that parking requirements present a potential impediment to growth in Ephrata. Staff proposes Council remove requirement for set number of parking spaces and let business owners determine for themselves the spaces needed.

Council discussion ensued. Consensus was to direct staff to prepare the appropriate Ordinance to remove parking requirements in commercial zones.

Discussion – Ordinance 18-13 “Cryptocurrency Moratorium”: Crago addressed cryptocurrency which in Ephrata is allowed in the Industrial Zones. Staff is presenting this as a discussion item for Council. Currently there are 3 legitimate mining operations in Ephrata and one who has been cited for operating a “mine” in a residential zone. Other communities in the County are considering a moratorium while they study regulations and the impact on the community. The PUD has created a new rate class just for cryptocurrency mining, which will go into effect next spring and will likely address some of our concerns.

Council discussion ensued. Council directed staff to schedule public hearing on this Ordinance for further discussion and public input.

City Administrator Report:

First Draft of 2019 Budget: The first take shows revenue may be up as much as ½%. Current Expense and Parks are going to be challenging to balance otherwise, it’s going okay.

Grant Applications: Staff has applied for a TIB Grant for 8th Ave; submitted a grant application for improvements to the Waste Water Treatment Facility; and grant application for portable generators for well head protection in case of power failure.

There being no further business, meeting adjourned at 7:46 p.m.

Bruce Reim, Mayor

ATTEST:

Leslie Trachsler, City Clerk