

**CITY OF WEST RICHLAND
CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 20, 2022**

1. Call to Order –

Mayor Pro Tem Brink called the meeting to order at 6:00 p.m.

2. Roll Call –

Present:

Mayor Pro Tem Fred Brink	City Attorney Bronson Brown
Councilmember Richard Bloom	Finance Director Erin Gwinn
Councilmember David Fetto	Community Dev. Director Eric Mendenhall
Councilmember May Hays	Associate Planner Elisha Ransom
Councilmember Kate Moran	Public Works Director Roscoe Slade
Councilmember John Smart	City Clerk Stephanie Haug
Councilmember Ken Stoker	Police Chief Thomas Grego

Absent:

Mayor Brent Gerry

Councilmember Bloom moved to excuse Mayor Gerry. It was seconded by Councilmember Fetto. Council voted to excuse Mayor Gerry.

3. Pledge of Allegiance –

Councilmember Moran led the council, staff, and audience in the Pledge of Allegiance.

4. Approval of Agenda –

Councilmember Moran moved to approve the agenda. It was seconded by Councilmember Bloom. Council unanimously approved the agenda.

5. Presentations-

a. Proclamation Presentation – Attendance Matters – Mayor Pro Tem Brink read a proclamation declaring September 2022 as Attendance Matters month. Lo-Ann Ayers from United Way was in attendance to accept the proclamation.

6. Consent Agenda – Mayor Pro Tem Brink read the consent agenda titles for consideration.

a. Payment of Bills

Description	Check Number(s)	Amount
Accounts Payable Checks	71687-17890	\$1,077,766.27
Accounts Payable Voids	71587,71688,71690-71695,71878,71879,71881,71884-71890	\$(120.37)
Manual Payroll	16763-16789	\$26,243.62
Electronic Wire Payments	APPKT01685,1705,1722,1723,1724,1725,1727,1730,1744,1746,1747,1749,1750,1753,1758,1760	\$415,962.32
Direct Deposit		\$333,609.37
Total		\$1,853,461.21

b. Approve Minutes - Regular Meeting –September 6, 2022

c. RES. 47-22-Establishing the Park and Trail Level of Service for New Development

d. RES. 48-22-Interlocal Agreement – 2022 WATPA Program Award

e. RES. 49-22-Setting public hearing to consider petition for frontage improvement waiver–SR 224-Parcel 11

f. Motion to approve Service Agreement for Flock Camera System

g. Motion to award Well #3 Replacement Project

h. RES. 52-22–Proclamation Request – Time of Remembrance

Councilmember Bloom moved to approve the consent agenda. Councilmember Smart seconded the motion. Council unanimously approved the consent agenda.

7. Citizen Public Comments –

Kathy Long – Spoke of concerns for farmers and school attendance, the importance of farmers to providing food for our community, her distain for Starbucks and her concerns regarding crossing Keene Road and Dallas Road.

Eric Van Winkle – Thanked Council for their support of Red Mountain Event Center and provided a brief update on the status of site improvements and events.

8. Ordinances, Resolutions, Motions and Public Hearings-

a. Closed Record Hearing for PLAT-008-2022 Paradise Townhomes—Preliminary Plat

City Attorney Brown stated, "The purpose of this closed record hearing is for the City Council to consider the pertinent facts, applicable law and to make a final decision on the preliminary plat of Paradise Townhomes. The Appearance of Fairness Doctrine applies to this hearing. That document requires that this hearing be fair, in form, substance and appearance. The hearing must not only be fair, it also must appear to be fair. Therefore, at this time I would like to ask a few questions of the Council.

Has any member of the Council engaged in communication with opponents or proponents regarding this issue outside of the public hearing process? *There were none.*

Will any member of the Council obtain any financial benefit or suffer a financial loss as a result of the outcome of this hearing? *There were none.*

Is there any member of the Council who believes that he or she cannot hear and consider this application in a fair and objective manner? *There were none.*

Is there any member of the public, either proponent or opponent of this matter, who objects to the participation of any of the Council Members in hearing this matter?" *There were none.*

Stan Nuxall, applicant, spoke in support, indicating the development would be like West Haven.

Associate Planner Elisha Ransom presented the staff report.

b. Motion to approve — PLAT-008-2022 Paradise Townhomes—Preliminary Plat

Councilmember Fetto moved to approve Preliminary Plat No. PLAT-008-2022, Paradise Townhomes, based upon the listed Findings of Fact, Conclusions of Law and Conditions of Approval as recommended by the Planning Commission. Councilmember Moran seconded the motion.

Council held a discussion on the plat lot size, the density, irrigation, traffic impacts and the zoning requirements for townhomes.

Council voted to approve the motion, with Councilmembers Hays, Moran, Fetto, Brink, Smart and Stoker voting yay and Councilmember Bloom voting nay.

c. Public Hearing - Frontage Improvement Waiver Request– Hampton Street & Ironton Drive

Public Works Director Roscoe Slade presented a staff report explaining requested Frontage Improvement Waiver. Staff recommends approval of the waiver.

Mayor Pro Tem Fred Brink opened the public hearing at 6:41 p.m.

Ms. Kathy Long – Spoke regarding the cost of creating infrastructure and not harming what is existing in addition to global safety.

Mayor Pro Tem Fred Brink closed the hearing at 6:43 p.m.

d. RES. 50-22- Granting a frontage improvement waiver – Hampton Street & Ironton Drive

Councilmember Bloom moved to pass Resolution 50-22, Granting a frontage improvement waiver for frontage improvements to Hampton Street and Ironton Drive per WRMC 12.04.060 for the property owners of Benton County Parcel# 1-0598-302-0000-006 & 1-0598-302-0000-007 associated with building permits for single family residential unit on each of the parcels conditioned on the property owner waiving all rights to protest against future local improvement district (LID) proceedings for the construction of said frontage improvements by executing and recording, at property owner's cost, a city attorney approved waiver of protest agreement, in compliance with RCW 35.43.182, prior to issuance of certificate of occupancy. Councilmember Stoker seconded the motion. After a brief discussion on the LID process, Council

unanimously passed Resolution 50.22.

e. Public Hearing – Amending the Noise Ordinance to create exemptions for the event center

Community Development Director Eric Mendenhall presented a staff report explaining requested amendment to the City's Noise Regulations for the Red Mountain Event Center.

Mayor Pro Tem Fred Brink opened the public hearing at 6:57 p.m.

There were no public comments.

Mayor Pro Tem Fred Brink closed the hearing at 6:57 p.m.

f. ORD 18-22- Amending the Noise Ordinance to create exemptions for the event center

Councilmember Stoker moved to approve Ordinance 18-22 amending WRMC 9.38.030 establishing exemptions for the Red Mountain Event Center to allow up to five events per calendar year as proposed. It was seconded by Councilmember Hays. Council held a lengthy discussion on the various proposed changes in the ordinance. It was determined that Council would like Eric to take the ordinance back to make some revisions prior to adoption, and that Council would individually email Eric their concerns.

Councilmember Bloom moved to table the motion until the October 4th. 2022 Council Meeting. It was seconded by Councilmember Fetto. Council unanimously approved tabling the motion until October 4th.

g. Public Hearing – Amending the Design and Development Guidelines

Community Development Director Eric Mendenhall presented a staff report explaining requested amendment to the City's Design Guidelines, including removing C1 (requirements to locate buildings at the front property line) and modify C2 (requirements for parking locations) for all other commercial developments. The reason for the change is that utilities are located with the front 12 feet of properties causing conflict and costly requirements for new development.

Mayor Pro Tem Fred Brink opened the public hearing at 7:33 p.m.

There were no public comments.

Mayor Pro Tem Fred Brink closed the hearing at 7:33 p.m.

h. ORD 19-22- Amending the Design and Development Guidelines

Councilmember Moran moved to adopt Ordinance 19-22, amending the West Richland Design and Development Guidelines to remove requirement for building location and parking location. Councilmember Bloom seconded the motion. After a brief discussion, Council unanimously approved Ordinance 19-22.

i. RES. 51-22 – Proclamation Request – Chief for a Day

Police Chief Thomas Grego provided a staff report on his requested proclamation for the upcoming "Chief for a Day," which will honor a local child, Lana McDowell.

Councilmember Bloom moved to adopt Resolution 51-22, a Resolution of the City of West Richland, Washington, authorizing adoption of a Proclamation proclaiming October 3, 2022 as Lana McDowell Appreciation Day. Councilmember Moran seconded the motion. Councilmember Stoker mentioned that as a youth cancer survivor, he appreciated this action very much. Council voted unanimously to approve Resolution 51-22.

9. Unfinished Business – There was no unfinished business.

10. New Business – There was no new business.

11. Citizen Public Comments –

Kathy Long – Spoke of concerns regarding pedestrian and cyclist safety, including crossing Keene Road, Bombing Range Road, and Dallas Road.

12. Announcements, Reports & Comments

Staff Reports

Chief Grego updated Council on the department's recruiting efforts and indicated that it is working.

City Clerk Haug announced that there would be a budget workshop on September 27th at 5pm.

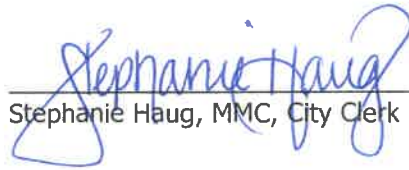
Council Reports

Councilmember Moran thanked Mayor Pro Tem Brink for covering the BFCOG meeting for her.
Councilmember Stoker was disappointed that he missed the previous meeting for the Constitution Week proclamation and challenged the West Richland Citizens to take a moment to read the Constitution.
Councilmember Smart mentioned additional concerns he has with the noise ordinance regulations.
Councilmember Hays reminded everyone of Time of Remembrance, happening the following weekend.
Councilmember Bloom reported he had a meeting with the Hanford Advisory Board the following day.
Mayor Pro Tem Brink plans to attend the Mayor’s Exchange, hosted by AWC, in Richland at the Lodge.

- 13. Executive Session** – There was no executive session.
- 14. Meeting Conclusion-** The meeting concluded at 7:53p.m.



Brent Gerry, Mayor



Stephanie Haug, MMC, City Clerk