

City of Selah  
Council Minutes

July 11, 2006

Regular Meeting  
Selah Council Chambers  
115 West Naches Avenue  
Selah, WA 98942

A. Call to Order Mayor Jones called the meeting to order at 4:03pm.

B. Roll Call

Members Present: Brian Harris, Keith Larson, Denise Nichols, Paul Overby, Allen Schmid, Herb Schmidt

Members Excused: Scott Smeback

Staff Present: Frank Sweet, City Supervisor; Darin Spang, City Attorney; Joe Henne, Public Works Director; Dennis Davison, Community Planner; Jeff Hagler, Parks & Recreation Director; Dale Novobielski, Clerk/Treasurer

C. Pledge of Allegiance

Councilman Paul Overby led the Pledge of Allegiance. Pastor Doug Perkins led the group in prayer.

D. Consent Agenda

- \* 1. Approval of Claims & Payroll: Claims check nos. 47801 – 47908 for a total of \$660,935.09 and Payroll checks nos. 58833 – 58937 for a total of \$162,796.86.

E. Public Hearings

- 1. Public Hearing on the Valhalla Heights Phase 1 & 2 – File No. 912.41.06-1

Community Planner Dennis Davison presented exhibits in addition to those included in the Council packet: Exhibit 30, a letter from PLSA Engineer Brad Card; Exhibit 31, a letter from Paul Koluda, resident of Goodlander Heights; and Exhibit 32, a letter to Rick Wehr from Dainard Paulson. He referred to the bulletin board, noting the lower map illustrates the site, the aerial photo shows sites including pink lines showing potential roads, and the long map shows grades within the subdivision. He stated this item previously went to City Hearing Examiner who recommended approval subject to conditions. After considering the Hearing Examiner's report, the Council denied recommendation and decided to hold its own public hearing. He stated at the conclusion of this Hearing, he and the City Attorney will prepare the Findings of Fact and subsequently consider the issue and make a decision of approval or disapproval. He reviewed staff report information provided in the packet. He noted Staff recommended approval of the proposed preliminary plat subject to 16 conditions outlined in the report.

## He read those conditions.

1. All design and/or improvement notations indicated on the preliminary plat are included herein as conditions of preliminary plat approval. (i.e., dedicated right-of-way width, easement width and locations, lot size and configuration, etc.)
2. A preliminary engineering report and/or plan, prepared by a Licensed Professional Engineer, demonstrating the feasibility of construction of all public improvements required by Selah Code, Chapter 10.50, must be submitted to the Public Works Director for approval.
3. An engineering report demonstrating the feasibility of providing municipal water service to all lots at elevation above 1390 fl. MSL must be prepared by the applicant and approved by the Public Works Department based on compliance with pertinent engineering and design standards, including but not limited to public water system design criteria in the State Health department system design rules prior to any site preparation work or excavation.
4. All final plans and specifications for improvements must be prepared by a Licensed Professional Engineer, reviewed and approved by the Public Works Director prior to construction. Specifications for improvements shown on the preliminary plat are minimum specification that may be superseded by conditions contained herein or by specific conditions as approved by the Public Works Director. Upon completion of construction and prior to final plat approval final 'as-built' construction plans and a written certification by a Licensed Professional Engineer that said improvements were completed in accordance with the approved construction plans must be submitted to the Public Works Director for approval.
5. West Goodlander Road: Street improvements must be constructed to City standards as approved by the Public Works Director including a five (5) foot sidewalk on one street side and street illumination. Utility improvements, when appropriate, shall be extended beyond street pavement edge to facilitate future extension. Street grade shall not exceed 1 0%. The proposed method of crossing the Cuppa Lateral shall be subject to review and approval of the City of Selah and the Naches-Selah Irrigation District.
6. Street illumination must be installed by the developer at locations and to the specifications of the Public Works Director (typically at 300 foot intervals or as otherwise determined by the Director of Public Works who has the flexibility to locate street lights in a manner which will maximize illumination. Street light installations adjacent to West Goodlander Road shall include the installation of metal poles.
7. All lots must be served with a full range of public services/private utilities. All public services/private utilities must be underground and installed prior to the surfacing of streets. All public/private utilities proposed for placement beneath streets, curbs or sidewalks shall be extended beyond these features to avoid these features being disrupted during further extensions.
8. There shall be a moratorium on street cuts for a period of five (5) years from the date of plat recording.
9. Fire hydrants must be provided and installed by the developer at locations approved by the City of Selah Fire Chief and to the specifications of Selah Municipal Code, Chapter 11.30.
10. Final lot dimensions and lot area must substantially conform to the preliminary plat unless otherwise amended during the public hearing process.
11. Storm water drainage facilities to accommodate runoff generated within the plat must comply with a drainage facilities plan prepared by a Licensed Professional Engineer and approved by the Public Works Director.
12. Prior to final plat recording all required plat improvements (i.e.. utilities, streets, drainage facilities, etc.) must be installed and accepted by the City or a surety bond pledged to the City to ensure installation of the plat improvements within two years of final plat recording.
13. All required street signs, posts and appurtenances must be supplied by the developer and will be installed by the City.
14. The following note must be placed on any final plat map: **"The owners shown hereon, their grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the plat on- site."**
15. The proposed eight (8) inch sewer line located parallel and adjacent to the Cuppa Lateral, proposing to serve Lots 26 through 30 shall be located within a twenty (20) foot wide utility easement.

16. Prior to final plat recording a surety bond, or such other secure financial method acceptable to the City, in the amount of 15% of the cost of the public improvements as determined by the Public Works Director (i.e., streets, sidewalks, street lights, drainage facilities, sewage collection and water distribution facilities, etc.) must be remitted to the City and will be held for a period of two years from the date of final plat recording to guarantee against defects in materials and workmanship.

Mayor Jones gave the proponents an opportunity to speak.

Rick Wehr from PLSA stated the existing road grade is 16-17%, but it will be under 12% in the plat itself. He showed possible connecting roads, noting their location depends on how the property develops. He called attention to the existing City right-of-way. He stated he has been talking with Engineer Jeff Louman and Public Works Director Joe Henne about the possibility of building a reservoir rather than building pump stations.

Brad Card from PLSA stated the information contained in a geologic report he prepared for Crusher Canyon applies to this area as well; it is a ridge of firmly cemented silts and sands alluvially deposited in prehistoric times. He noted a City reservoir is located on this stratum, and it is "a pretty solid piece of dirt."

Councilman Herb Schmidt noted Mr. Card's report is in conflict with the Patterson report.

Mr. Card responded that he doesn't think Mr. Patterson is an identified expert in geology.

Proponent Chuck Johnson stated he talked with Jeff Louman and Joe Henne, and they agreed a reservoir would be the best long-term solution. He stated Mr. Patterson did not take any samples or do any research. He noted a City reservoir was placed in this stratum.

Councilman Schmidt stated the reservoir is not relative to the matter at hand.

Mr. Johnson stated the property in question is analogous to both Falcon Ridge and Orchard View.

Public Works Director Joe Henne stated he met with Mr. Johnson et al. to discuss the merits of a reservoir vs. booster pump. He stated it will still require a booster pump to get water up to the reservoir. He stated they are proposing a rectangular reservoir small than the City would normally build, to be funded by Johnson and Paulson.

Jeff Louman, Huibregtse, Louman Associates, stated Mr. Paulson's subdivision includes a constant pressure pump. He noted Valhalla is part of 3 pressure zones (4, 5, & 6), and a single constant pressure booster station could not serve all 3 zones. He stated the City is not in a position to contribute to a reservoir at this time. He stated the size of reservoir will depend on demands of neighborhoods, perhaps in excess of 200,000. He showed a map illustrating that this reservoir is part of the City's projected water plan.

Councilman Keith Larson asked if this reservoir would be high enough to guarantee adequate pressure to this neighborhood.

Mayor Jones stated there are advantages and disadvantages of living in a hilly area; the City pumps the water up and gravity pulls it down.

Jeff Louman stated the reservoir could be built of concrete and within or below ground. He added it would be far less expensive to build it larger now than to add to it later.

Mayor Jones opened the Public Hearing at 4:49pm.

Kathy Fletcher, 904 Goodlander Drive, addressed the Council. She stated her concern that all of these new neighborhoods have dramatically impacted traffic on Goodlander Road. She noted that many times in winter, if you do not have 4-wheel drive, you may not make it to the top of the hill. Some homes are being built quite close to the road, so if it is widened later, it could be a problem.

Elizabeth Walker, 10 Goodlander Drive, stated she wants to know what kind of homes are planned and whether the traffic will be Goodlander Road or Circle.

Kathleen Adamson, 1014 Goodlander Drive, questioned the size of lots. She noted the lots that are there average 1/3 to 2/3 of an acre. She urged the contractor to make the change to the new subdivision graceful and in tune with what is already there.

Dave England, 1012 Goodlander Drive, stated he is also concerned with lot size. He noted the lots extremely small, particularly those contiguous to Goodlander Heights. He recommended lots the same size as those in Goodlander Subdivision. He noted he is also concerned about traffic on Goodlander, which has a steep grade with drop-off, light in eyes, no sidewalks. He suggested the 1000 trips per day figure was before current subdivisions impacted traffic. He stated additional accesses other than Goodlander are badly needed.

Nora Bayless, 1008 Goodlander Drive, stated Goodlander is a steep grade, and sometimes she can't even make it up her driveway. She noted the school bus already has difficult time, and increased traffic will affect the school district and the police and fire departments. She stated the water table may go down if too many people are drawing on it. She suggested all of these things be taken into consideration when determining the number of homes allowed in a new development. She asked who will maintain the reservoir.

Paul Younie, 1210 McGonagle, asked the height of Speyers Hill (1625) and the highest point of the development (1600). He stated he is concerned about growth at the top of the hill because it is only a matter of time before growth will come over the hill. He stated he has run-off a hardpan area on his property, noting if he had built his house there, he'd have a problem.

Kip Eagles, 1103 Goodlander Court, asked about plans for a park in this neighborhood. He stated that since 1994, 730 family building sites have been approved, and plats from between 100 and 200 dwelling units are currently being discussed in the City's Planning Office. He noted during that time, not one park has been proposed by developers.

Councilman Schmidt noted he read Mr. Eagles' letter in the packet and liked his idea of setting aside Selah Irrigation Road for riparian area.

Dave England asked if the Councilman was talking about the irrigation easement.

The Councilman responded that he was talking about the access road.

Proponent Chuck Johnson stated that the fifteen-foot easement is owned by the Irrigation District.

Dave England stated his understanding was that half of that fifteen feet is his.

Mr. Johnson stated his belief that Mr. England was in error. He addressed the concern about smaller lots backing up to the existing neighborhood, stating most lots are 10,000-18,000 square feet. He stated the dwellings will be held to high standards, and the upper lots will be very nice homes. In regard to how many lots are along existing property, he stated the most lots are 3 up to any one existing property. He noted the aerial map is in response to questions about the road, and he tried to show every possibility.

Public Works Director Joe Henne addressed some concerns, noting that within a year there will be a traffic light to control the intersection of Goodlander Road, North 1<sup>st</sup> and Selah Loop Road. He stated if the City widens Goodlander, it will do it within the existing right-of-way, and a private access road will go to the apartments. He stated curbs and gutters will be part of widening roads, noting Mr. Paulson has included sidewalks in his subdivision. He stated the City does plan Well #8, which will serve the area. He noted the City has aggressively de-iced that area in recent winters.

Mayor Jones stated the steepest areas draw priority for deicer and snow removal.

Councilwoman Denise Nichols asked when the last traffic study was done.

The Community Planner responded that we've done traffic counts and have added 10 additional traffic trips per household as new residences are built.

Rick Wehr addressed Councilman Schmidt's concern about watering lawns on stratum such as this, noting water saturation should not be a concern because you don't see runoff.

Mayor Jones closed the Public Hearing noting the Council wanted more input.

Bill Harris announced Carlon Park is hosting 34 fast-pitch softball teams this weekend. There will be 425-450 girls (1200 people including parents and coaches) in town those 3 days. He handed out free passes and urged Council Members and staff to attend.

Mayor Jones asked if there were other questions.

Dennis Davison suggested going around the table indicating support or lack thereof, conditions, concerns and he and the City Attorney will formulate findings and conditions.

Councilman Schmid stated that doesn't make sense. Council Members need to ask questions. He asked Joe Henne about the reservoir, the nature of the agreement between Chuck Johnson and Dain Paulson.

Mr. Henne responded that Mr. Johnson is in favor of the reservoir, but he hasn't talked to Mr. Paulson. He noted it would be better to build it as large as they could.

Councilman Schmid expressed his concern about the road situation. He stated we're presently looking at only one ingress/egress, and we should be looking at easements or right-of-ways now because we may not be able to get them in the future. He cited 14<sup>th</sup> and 13<sup>th</sup> streets, which were proposed to go all the way from Speyers to Fremont, but right-of-ways were not secured in time.

Councilman Larson stated he like the idea of a reservoir to provide gravity flow water to this subdivision and Mr. Paulson's. He stated he'd like to see the study and projection now, rather than later. He expressed his concern about roads.

Mayor Jones said it would be easier to deal with Mr. Johnson as a single property owner rather than looking at several right-of-ways.

Chuck Johnson said this subdivision will take us half way from Goodlander to McGonagle, and roads will be necessary.

Mayor Jones stated if Mr. Johnson would give the City a right-of-way, we could later modify it.

Councilman Schmid said the commitment for right-of-way must be firm.

Councilman Larson suggested doing something similar to the blanket easement with PPL on the Marudo property.

Mr. Johnson responded he'd have no problem with that.

Councilman Schmid noted Goodlander Heights lot sizes were larger because it was based on a septic system, and the City has different rules for subdivisions on City Sewer, allowing smaller lot sizes.

Mayor Jones stated he has been with the City a long time, and remembers when Goodlander Heights ran out of water and the City was required by the Health Department to provide water to the area. He noted big lots are nice for lots of people, but if they both work, they might prefer something smaller.

Mr. Johnson stated he is looking for preliminary plat approval, suggested a condition of approval to come up with a design and plan for a reservoir, hoping to get Mr. Paulson and Mr. Douglas to participate.

The City Supervisor noted he is worried about the wording; it seems too general.

Mayor Jones responded to the question about provision for parks, noting in the last 15 years we've added Playland Park, McGonagle Park, 75 acres on Speyers, another acreage, and Northpark.

Councilman Harris stated lots are a developer's inventory. Selah is a step above most cities, but Goodlander Road is a terrible road. He suggested the City should look at that. He noted we want to make the new properties in Selah continue it as a good place to live. He assured Mr. Johnson the Council is not against developers.

Mr. Johnson noted he also has live his life here.

Councilman Overby asked Mr. Johnson's help in visualizing the kind of building would work on those hilly lots.

Mr. Johnson said some will be ramblers and other two-story homes.

Councilwoman Nichols stated we are fortunate to have large lots, and that she appreciates the proposed lots are within City codes. She expressed her concern about the choppiness of sidewalks.

Councilman Schmidt stated his concern about the road system and the liability about water agreement. He noted we've had problems within the City when we've approved developments, and he expressed the need for details in black and white. He said, "I can't approve it until I see it."

Mayor Jones stated Mr. Johnson is asking for consensus on the Council's willingness to approve the preliminary plat before he pursues details of reservoir.

Councilman Larson said he could approve assuming we can come to agreement on easement for access and come up with a water system we can all live with.

Councilman Schmidt said he could agree as long as those details are established.

Councilwoman Nichols concurred.

Councilman Schmid stated someone must put this out in written form so we can see those major concerns. He noted the Council must take time to make sure everything is the way they want it before they approve.

Mr. Johnson stated he would like to see it before he comes in again.

Councilman Overby stated he was more in favor than he was originally, but noted it will take more time.

Community Planner Dennis Davison stated Condition #3 was written before the issue went to the Hearing Examiner. He noted he would not be here until the first meeting in August, so either Mr. Spang could provide the information or he could put it together after he gets back.

City Supervisor Sweet stated the City should try to turn it around as fast as possible.

Mayor Jones thanked members of the audience, noting we all want this development to be quality.

Mr. Johnson thanked the Mayor and Council and praised the quality of the meeting.

Mayor Jones announced closure of Skateboard Park from Thursday noon until Monday morning, noting the GYGSA tournament will be held this weekend. He stated skatepark bleachers have been broken, garbage cans flattened, and the area a mess. He noted a lot of good kids skate, but we need to have some of those good kids step forward and keep the Mayor and Jeff informed.

The City Supervisor stated that Jeff Hagler is meeting with skateboarders to make them aware of what's going on and why, and to stress that there are consequences for their actions.

#### F. Adjournment

Council Member Schmid moved and Council Member Larson seconded that the meeting be adjourned. By voice vote, the motion passed unanimously. The meeting adjourned at 6:16pm.

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Robert L. Jones, Mayor

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Paul Overby, Council Member

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Keith Larson, Council Member

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Denise Nichols, Council Member

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Brian Harris, Council Member

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Herb Schmidt, Council Member

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Allen Schmid, Council Member

(Excused)  

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Scott Smeback, Council Member

ATTEST:

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Dale E. Novobielski, Clerk/Treasurer