

Minutes of September 25, 2017

The Sumas City Council met on the evening of September 25, 2017 with all councilmen present. The Pledge of Allegiance was recited by those attending. The minutes of the previous meeting were approved for filing.

Mayor Bromley opened the public hearing regarding the RV Park Conditional Use Permit (CUP) Application. City Planner Rollin Harper addressed the Council and presented the information incorporated into the draft Report of Decision. Harper stated that the site address was 9600 Easterbrook Road and that the property was located in the Recreational Vehicle Park zoning district. The Applicant, Sumas RV Resort, is requesting approval of a CUP to allow Extended Stay spaces in an existing RV Park. Harper indicated that the draft Report of Decision included proposed conditions of approval that have addressed the CUP criteria and the additional requirements set forth in Chapter 20.62 SMC. Kyle McLeod addressed the Council on behalf of the Applicant and stated that the owners had hired new managers a couple of years ago and that the park had seen substantial improvements. McLeod stated that the owners appreciated working through the recent Code update process and would like to continue working with the City through the CUP approval process. Drew Dykstra, 9590 Easterbrook Road, addressed the Council and expressed concerns regarding changing the park from more transient use to more permanent use. Dykstra also voiced concerns regarding trespass onto his property. Len Andrews, 3834 S. Bay Dr., Sedro Woolley, addressed the Council as the potential purchaser of the RV Park and indicated his willingness to work with the City to meet all of the City's requirements. Issues related to paving, lighting, and setbacks were discussed with the Council. The public hearing was closed, and the CUP application was sent to the Building and Ordinance Committee for review and recommendations.

Mayor Bromley opened the public hearing regarding proposed revisions to Chapter 20.52 SMC addressing non-conforming uses. City Planner Harper addressed the Council and identified three areas where changes were proposed. The first was a minor change in timing to ensure consistency with other sections of the chapter. The second change addressed non-conforming residential uses and was identified as addressing the main revisions to the chapter necessary to protect prior private investments in pre-existing residences. The third change addressed non-conforming non-residential uses, and Harper indicated that this change might not be necessary if no locations could be identified where such Code provision would be applicable. The draft changes to Chapter 20.52 SMC were sent to the Building and Ordinance Committee for review and recommendations.

Both hearings will be revisited at the next council meeting after the Building Permit and Ordinances Committee (Rich & Todd) meet about them.

The Finance Committee (Bruce & Gary) met with the Clerk-Treasurer regarding a possible personnel policy change to Section 10 -a regarding employee medical coverage. This was briefly discussed and a few councilmen had some questions that Geri will check into prior to the next meeting.

Ruben and Shelley met with a representative from All-Play Systems regarding new playground equipment for a children's park at the new ball fields. The rep will get back to Ruben by the end of this week. Councilmen talked about volunteers to help install the equipment.

Daniel informed councilmen about the new Yakima Jail Contract the he had received and has forwarded to Jim for his approval or suggestions for changes. The contract includes a 4% raise in charges, but is still

very reasonable when compared to the Whatcom County Jail charges. A new Professional Services Contract between the City and former Police Chief Chris Haugen was brought up. Daniel feels fairly comfortable in the new position and has quite a few folks surrounding him that he can ask about things. He feels that he would probably not use Chris for more than 10-12 hrs. of service. Bruce Bosch made a motion to authorize the Mayor to execute the contract. Gary Debont seconded the motion and it carried. Finally, Daniel filled councilmen in about the person he will be using as a Sumas Reserve Officer, the first we have had in approximately 11 years. His name is David Smit and he has been working for Everson, lives in Nooksack, and wants a career in law enforcement. He put in 800 hrs. of unpaid time for Everson last year. Daniel is putting him through the process and is only lacking the psychological test and a medical screening. It will be determined later whether or not to compensate him for his time.

Ruben Hernandez spoke about his meeting with Marcus from BPA and the results of that meeting. BPA is raising rates 5.66% and they are adding a new surcharge due to Federal Government Regulations regarding when they open up dams and let water spill over that is not used for generating electricity. Because of this they have come up with a new fee for 'spillage' which is tentatively set at 2%. The City will be going with a 3.5% rate increase with October bills. BPA will be billing the spillage charge in March 2018 back to October 2017, so when we see what that will amount to, we may need to raise rates a little more. We are hoping not to have to do that. Gary Debont made a motion to pass Ordinance #1712 increasing electric rates beginning with October bills. Bruce Bosch seconded the motion and it carried. Ruben updated councilmen on another ordinance with regard to bringing and keeping the Building Codes to current standards. Gary Debont made a motion to approve Ordinance #713 updating Building Codes. Todd Daniels seconded the motion and it carried.

Jim Wright, City Attorney, addressed council members regarding the Marijuana Moratorium and the fact that even though they want to deny any of the marijuana uses, it needs to be renewed so we can go through the correct process toward that goal. Bruce Bosch made a motion to approve Ordinance #1714 extending the marijuana moratorium for another 6 months. Gary Debont seconded the motion and it carried. Bruce Bosch made a motion to set a Public Hearing for October 9, 2017 at 7:00 p.m. with regard to the extension of the Marijuana Moratorium. Gary Debont seconded the motion and it carried.

The new bills were presented to the Finance Committee for approval and payment. Claims Vouchers # 38773 through #38801 in the amount of \$19,457.43 and Payroll Voucher #20904 plus the Direct Deposit Run in the amount of \$18,200.00 were approved after a motion by Bruce Bosch and a second by Gary Debont which carried.

Josh Clawson made a motion to adjourn the meeting. Todd Daniels seconded the motion and the meeting was adjourned.

Attest:

MAYOR

CLERK-TREASURER