

Tonasket City Council Agenda
Tuesday, April 27, 2021
7:00 PM

VIRTUAL ZOOM MEETING ID# 812 5879 9825
PHONE # 1-253-215-8782

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Approval of Agenda
- 5) Approval of the minutes of the previous meeting
- 6) Public Comment
- 7) Unfinished Business
 - a) Review of personnel policy----15 minutes
- 8) Mayor/Council/Committee Reports
- 9) New Business
 - a) Memo from Planning Commission
 - b) Addendum to Hangar Lease for Steve Phillips **Action Item**
- 10) Miscellaneous and Correspondence
- 11) Adjournment

Council Memo
Tuesday, April 27, 2021

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PHONE # 1-253-215-8782

TO: Mayor and City Council

FROM: City Clerk-Treasurer

Review of the Personnel Policy is first on the agenda. Each of you should have a copy, if you don't please call City Hall. I have set aside 15 minutes for this review.

I have attached a Memo from the Planning Commission regarding accessory buildings. If you have comments please submit them before the May 18th meeting.

Steve Phillips who has a Hangar Lease with the city is doing some additional work on his hangar and it was advised that he has an addendum to his lease. Mick Howe has prepared this addendum and it is ready for your approval. **Action Item**
Suggested Motion: I move to approve the Addendum to Hangar Lease for Steve Phillips.

Minutes of the Regular City Council Meeting Tuesday, April 13, 2021
VIA Zoom

DRAFT

Present: Mayor Kriner and Councilmembers Levine, McMillan, Ritter, Weddle and Alexander.

Staff: Attwood, Johnson, Miller and Danison

The meeting was called to order at 7:00 pm.

Roll call was done and all Councilmembers were present.

Motion to approve the agenda. M/McMillan, S/Levine. Carried 5:0.

Jordan Bebee--3 on 3 Tournament. Jordan presented to the Council that he would like to do a 3 on 3 Basketball Tournament on May 15th in town. They will be using the parking lots at 2 Sisters and the Tonasket Bible Church. He asked if they could close part off Fifth St between Ok Chevrolet and Subway. They will be asking everyone to wear masks and will be providing Porta Potties. It will be limited to 60 teams.

Motion to allow Jordan Bebee to have a 3 on 3 Tournament and close part of Fifth St on May 15th from 7:00 am to 7:00 pm. M/Levine, S/Weddle. Carried 5:0.

Kurt Danison report

- There will be a NCWEDD forum on Thursday April 15th from 8:00 am to 4:00 pm.
- Planning Commission is working on changes to accessory dwellings in zoning and will be making a recommendation to the Council in the next few months.
- Reported that the Extended Care had contacted him concerning having chickens and rabbits for therapy. It is prohibited in that zone and they cannot do a variance. The Council could wave the zoning code, but he strongly advised caution in doing that and only doing it under specific instances.

Public Comment – none

Unfinished Business

Motion to approve a letter of support for option #1 , which is on the east side of Whitcomb Ave between Second St and First Street, for TranGo to place a bus stop and shelter with the caveat that there is approval from DOT. M/Levine, S/Ritter. Carried 5:0.

Motion to approve the guidelines for the Farmers Market from May to Oct. M/Levine, S/Weddle. Carried 5:0.

Department Head Reports

Johnson Report

- Has been flushing water lines.
- Spring Clean Up is this week and they have been busy picking up.

Attwood Report – none

Sheriff's Report - none

Mayor/Council/Committee Reports

Mayor

- Asked Council for approval for an additional \$720 that was spent for the attorney for the City Hall roof that is being looked into.

Motion to approve the additional \$720 for the attorney for the City Hall roof. M/ Levine, S/ McMillan. Carried 5:0.

DRAFT

- The Founders Day parade will be on June 5th and the theme is Paint the Town with Tonasket Pride. Due to current restrictions there won't be food vendors and people are asked to please wear masks and keep the 6 ft. social distance.
- Asked if the retreat could be delayed for a while and Council agreed.

Levine

- Asked if there were anywhere people could go to find out more details on the Park and Rec Levy. Councilmember Weddle said they could go to tonasketparks.org.
- Will be contacting Lee Orr to see if they are having the Father's Day Fly-In.
- Talked about the status of WIRA.

McMillan

- Farmer's Market and TranGo already mentioned.

Ritter

- Will be working on the specific instances for allowing chickens and rabbits at the Extended Care Facility that Planner Danison spoke about and will have something by the next meeting.
- Met with the Parks Committee and they feel the pool should open because the repairs needed won't affect the swimmers.
- Met with Justin Haug and Andy Townsend and discussed additional money needed to expand the project area.

Weddle

- Asked everyone to support the replacement levy for the Park and Rec District.
- Attended the Okanogan County Tourism meeting last week. Individual membership is \$20 and business membership is \$60.

Alexander

- none

New Business

Arbor Day Proclamation Clerk/Treasurer Attwood read the Arbor Day Proclamation and Arbor Day will be on April 30th.

Motion to adopt Resolution 2021-08 as written. M/Ritter, S/McMillan. Carried 4:1.
Councilmember Levine voted no.

Request from Tonasket High School to use the Tonasket Youth Center for a classroom for the 2021-2022 school year. Steve McCullough, Superintendent, was in attendance and informed the City on why the school would like to use the Youth Center. There was much discussion and it was decided to have the Youth Center Committee, Mayor Kriner and Clerk Attwood meet with Steve before the next Council meeting to discuss this further.

Miscellaneous and Correspondence

Clerk Attwood asked if the Council had a chance to do the mark-ups on the Personnel Policy so that they could start working on updating the policy. Council decided that they would like to work on it a few pages at a time at each Council meeting.

Motion to approve the minutes of the previous meeting, the March Payroll (10619-10633 and Direct Deposit Run 3/29/21) \$41,319.37 and April Bills (10618, 10634-10686 & 4 EFT payments 4/13/2021) \$103,481.36. M/McMillan, S/Ritter. Carried 5:0.

There being no further business the meeting was declared adjourned at 8:47 pm.

Alice J. Attwood, Clerk-Treasurer

Memo

Date: 4/20/21

TO: Honorable Mayor & Council

FROM: Gayle Mallioux, Chair Tonasket Planning Commission

SUBJECT: Accessory Dwelling Unit Regulations

The Planning Commission, at the suggestion of planner, has been reviewing the current regulations pertaining to Accessory Dwelling Units. This is in part driven by legislation that preempts some local government control of such dwellings. While such changes are being targeted to communities over 20,000 population as a means to address affordable housing, the issues driving the changes also affect our community.

The Commission has prepared the attached draft of suggested amendments to Chapter 17.70.090 and would like to hear from the Council whether the amendments are needed prior to initiating the formal review and adoption process.

We could appreciate hearing and comments and concerns prior to our May 18 meeting where we will make a decision to move forward with the review process.

A strike-out copy of Chapter 17.70.090 is attached for your review.

A handwritten signature in blue ink, appearing to read "Gayle Mallioux", with a long horizontal flourish extending to the right.

17.70.090 Accessory dwellings.

Accessory dwelling units in new or existing one-family dwellings, or on a parcel with an existing one-family dwelling, shall be allowed as provided in Table 1 – District Use Chart, TMC 17.70.020. Such dwellings in C-1 and C-2 districts shall only be permitted as appurtenant to the permitted use. Accessory dwelling units are subject to the following design and occupancy standards:

~~A. The property owner, which shall include title holders and contact purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence; provided, that the administrator may waive this requirement for temporary absences of less than one year; and~~

~~BA.~~ The accessory dwelling shall contain not less than minimum required for a dwelling unit by the International Residential Code 1990 square feet and not more than 50 percent of the square footage of primary dwelling, excluding any related garage area; provided, if the accessory dwelling is completely located on a single floor, the administrator may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met; and

~~C. Accessory dwellings shall not be permitted in structures detached from the primary residence, including but not limited to guest cottages, detached garages or workshops; and~~

~~DB.~~ Any number of related persons may occupy each unit in a one-family residence with an accessory dwelling; provided, that if unrelated persons occupy either unit, the total number of persons occupying both units together may not exceed 10; and

~~EC.~~ One off-street parking space shall be required for the accessory dwelling, in addition to the off-street parking required for the main building primary residence or use; and

~~FD.~~ Any additions to an existing building for the purpose of installing an accessory dwelling, or a detached accessory dwelling, shall not exceed the allowable lot coverage or encroach into the existing setbacks; and

~~G. A form as specified by the administrator shall be filed by the applicant as a deed restriction with the county auditor to indicate the presence of the accessory dwelling, the requirement of owner occupancy, and other standards for maintaining the unit as described in this section.~~

In order to encourage the development of housing units for people with disabilities, the administrator may allow reasonable deviation from the stated requirements to install features that facilitate accessibility.

Such facilities shall be in conformance with the State-International Building Code as adopted by the city.

That portion of a one-family dwelling or other structure which meets the definition of an accessory dwelling which was in existence prior to the effective date of this title may continue in existence provided the following requirements are met:

1. The accessory dwelling complies with the minimum requirements of the State-International Building Code as adopted by the city related to efficiency dwellings.

~~2. The accessory dwelling complies with subsections (A) and (G) of this section. (Ord. 778 § 2 (Exh. A), 2017).~~

ADDENDUM TO HANGAR LEASE

Comes now the City of Tonasket (“Lessor”) and Steve Phillips as (“Lessee”) and enters into this First Addendum to the Hangar Lease between the parties.

Whereas, the above named parties entered into a lease for an airplane hangar at the Tonasket Municipal Airport, said lease being dated April 28, 2020; and

Whereas, it is the desire of the Lessee to do electrical wiring in said hangar; and

Whereas, WAC 296-46B-925(13) provides that a leaseholder can perform his own electrical installations, maintenance, or alterations if he has a signed lease from the property owner authorizing the leaseholder to perform such electrical work as authorized by RCW 19.28.261(1),

Now, therefore,

The Lessor does hereby authorize the above named leaseholder to perform his own electrical work on his hangar at the Tonasket Municipal Airport on the terms and conditions as set forth in RCW 19.28.261 and WAC 296-46B-925.

All other conditions of the underlying lease agreement between the parties shall remain in full force and effect.

Lessor:
CITY OF TONASKET, a municipal Corporation:

Lessee:

By _____
Marylou Kriner, Mayor
Date: _____

Steve Phillips
Date: _____