



CITY OF WINLOCK

CITY COUNCIL

Special Council Meeting

Wednesday, December 8, 2021, 7:00 pm.

1. Quorum

Mayor Svenson, Present, Marty Poirrier, Council Position (Absent) #1; Eric Contreras (Phone) Council Position #2; Lonnie Dowell, Council Position #3, Jeramy Allman, Council Position #4, Council Position #5, Lindsey Alvord

Deputy Clerk Penny Jo Haney, City Attorney Marissa Jay.

2. Call to Order

Mayor called the meeting to order at 7:00 pm

3. FLAG SALUTE

Mayor Brandon Svenson led the flag salute.

4. Approval or Agenda

Council member Jeramy Allman motions to approve the agenda as is. Lonnie Dowell 2nd. Passed unanimously.

- *Council member Allman – Motion*
- *Council member Dowell – 2nd*
- *Mayor Svenson N/A*
- *Council member Dowell – Approve*
- *Council member Contreras – Approve*
- *Council member Allman – Approve*
- *Council member Poirrier – Absent*
- *Council member Alvord – Approve*

5. Public Comment

There was no public comment.

6. Agenda

a. UGA Annexation Reserve

This is for Crow, who will be buying the remaining parts of the Benaroya property. This is a 77.21-acre northeast corner of the 505 interchange with Interstate 5. They are hoping to have it annexed into the UGA. This needs to be submitted to the county by the 15th which is the reason for the special meeting. Mayor Brandon Svenson asks if anyone has any questions regarding this.

Peter Condyles is on the phone to answer any questions. Council member Eric Contreras asks if there are any plans for the site. Peter says that they are just looking to annex it in currently. It will have a split zoning. Part of it light industrial and part of it commercial. Eric voices that it would be nice to see some commercial businesses going in out there. Peter says that the Lewis County process is a lot different than other counties in Washington. In most other counties, the applicant can apply to enter the UGA. Lewis County is the only county where the city must be the applicant.

Council member Jeramy Allman motions to approve the UGA Annexation Reserve. Council member Lonnie Dowell 2nd. Passed unanimously.

- ***Council member Allman – Motion***
- ***Council member Dowell – 2nd***
- ***Mayor Svenson N/A***
- ***Council member Dowell – Approve***
- ***Council member Contreras – Approve***
- ***Council member Allman – Approve***
- ***Council member Poirrier – Absent***
- ***Council member Alvord – Approve***

b. Light Industrial Height Reserve

There is a company by the name of EQT Exeter purchasing the Mickelson Parkway property. They are looking to close on this tomorrow (December 9, 2021) They are looking to build something like Lowes. The maximum height for a commercial building is being looked it. RCW in downtown it is 60 feet and in light industrial in the UGA it is 35 feet. They went by the county standards. County allows 50 feet, but EQT is asking for 60. Brandon says that it will be something that they are going to update in their development codes. City attorney Marrison Jay says that it would not meet the variance requirements. It would have to be specific to the parcel if the variance could be met. The parcel has a slope so it might be tricky to engineer it so that it could be 60 feet tall. This could be a 6 month to 1-year processes. There would need to be a public input process. Brandon asks Marissa what guarantee the buyer could have on being able to build next spring if they closed on the property. No one would want to buy if they could not build. Marissa said that is a complicated question. Changing the variance would mean that every parcel that is on industrial in the UGA for that subject would have to be considered the same because there is no specific reason that this parcel is different. The processes would be a long and drawn out one. Marissa advises that if the city did want to undertake those processes, that there are other issues in the development code that generally don't make sense. There may not be time to work through development codes by the time they want to break ground because they are looking at spring.

Marissa explains that if these buildings are in the same areas, they could be conformed to follow the same guidelines in height by area. Residential can do that and light industrial can do similar with things like restricted heights and restricted colors so that it is all in conformance. That could be used considering since it is next to another parcel who has done similar. That would be conforming to the county standards because that is what was used to build the Lowes warehouse.

There are two chapters specifically being discussed here. Chapter 0.60 and 3.280. Lonnie is not sure what type of assurances the buyer is looking for specifically to feel comfortable moving forward with the purchase. Lonnie mentioned that they have been changing their code over the course of several different council meetings and wonders why it cannot be brought up for change in one such meeting. Development code is different than municipal code. Development code can only be updated once a year and if something is missed, it will be another year before it could be changed again.

Brandon says that it is something that is going to get done in the next calendar year. Its passed time. Things are getting there but not as fast as the city is getting hit with incoming development and the following changes from it.

If this code is changed for this parcel in light industrial, it will have to be in effect for all light industrial.

They are also asking for a tree to parking ratio. All off street parking areas need to have 1 deciduous tree for every 16 parking spaces. There is a minimum of 20% of the property should be landscaped but they are looking to do 10%.

There is the possibility of doing a developer agreement that would be good for 10 years after and would only require 1 public hearing. However, there is no way to have that drawn up and ready by tomorrow (December 7, 2021, which is the buyers possible closing date.) It would be a lot of back and forth over the course of many weeks. Council member Lindsey Alvord asks why these buyers are only just putting this together now at the last minute. Brandon said originally there was another buyer that the city had been working with for the past 6 months, but this new buyer just now came in trying to get the jump on it.

Everyone is ok with what is being asked for, so the idea is to come up with a route to take that would work, is legal, and have the buyer feeling secure in their purchase by tomorrow (December 7, 2021) that the city would hold up their side of the agreement on what is being asked for.

It would be 6-8 months at the minimum to write the new development codes and this does not count the hiring of an engineer to do the new roads.

Marissa recommends the development agreement with the stipulation on pending land use approval.

Council member Lonnie Dowell motions to authorize the mayor to sign with the stipulation that the city attorney just recommended. Council member Jeramy Allman 2nd. Passed unanimously.

- ***Council member Dowell – Motion***
- ***Council member Allman – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman - Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Absent***
- ***Council member Alvord – Approve***

7. Adjournment

Council member Lonnie Dowell motions to adjourn. Council member Eric Contreras 2nd. Passed unanimously.

Mayor Brandon Svenson closed the meeting at 7:58 pm.

- ***Council member Dowell – Motion***
- ***Council member Contreras – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

Brandon Svenson, Mayor

Attest:

Penny Jo Haney, Clerk-Treasurer

