

Mayor Darrell Kerby called the special council meeting of February 15, 2007 to order at 8:05 p.m. Present for the meeting were Mayor Kerby, Council President Russ Docherty, Council Members John Langs and Dave Gray, Clerk Kris Larson, City Engineer Mike Klaus, and Economic Development Coordinator Mike Sloan. Also present were Tina Carson, Bob Collyer, Eldon Koon, Stephanie Lewandowski, Shirley Marcy, Glenda Poston, Andrea Kramer, and Vicki McClellan.

The first order of business was a public hearing for a moratorium on building permits for more than one residential unit per parcel or lot until the City's existing Planning and Zoning ordinance rewrite is complete. Mayor Kerby asked for public comment. There being no comment in favor Mayor Kerby asked for neutral comment – no comment. He asked for comment in opposition – no comment. John Langs moved to close the hearing at 8:07 p.m. Dave Gray seconded the motion. The motion passed, all in favor.

Annie Koon and David Koon joined the meeting at 8:08 p.m.

Mike Klaus summarized Planning and Zoning's recommendations to Council concerning the medical zone ordinances. He said Planning and Zoning recommended adding the ability through special use for daycares and residences to Ordinance 502 and to adopt Ordinance 502 with these changes and then to zone for the medical zone through Ordinance 503.

Glenda Poston commented that she is concerned about limiting too closely the four existing residences that are currently in the area. She would like to see them keep the uses they currently have.

Eldon Koon said one of the residences would like to put in a daycare and he said the hospital is also considering a daycare.

Mayor Kerby said the reasoning for the medical zone was to permit medical type uses in the hospital area without going through a cumbersome process. The intent was to create a medical zone but not restrict the current residents.

Mike said special uses were pared down to omit the cumbersome hearing process. He said there are two residential zones in the area considered for medical zoning. He said they are residential zones A and B.

The group went over the comments from the Planning and Zoning hearing.

Mayor Kerby inquired about the moratorium end date. Mike said it would be when the Planning and Zoning rewrite is complete and the ordinance is adopted. Bob Collyer said the biggest problem is that legal advice is needed during workshops. Mayor Kerby said legal would be available at the next meeting.

Mayor Kerby said he suggests that rather than adopting the ordinances this evening having them placed on the February 20, 2007 council meeting agenda so that legal can make sure the intent is adopted.

Mike Klaus spoke to Council regarding the moratorium until the zoning ordinance rewrite is complete. Mike said he sees quite a few applications for multi-family housing and development and he would like them to conform to the new rules being written.

Mike Sloan said the existing planning and zoning ordinance does not address parking and this is one of the biggest issues concerning development of more than single family dwellings.

John Langs said he is concerned about the April rewrite date being late in the season for builders.

John Langs moved to adopt Resolution 2007-04 Moratorium on Building Permit Applications for more than one residential unit per parcel or lot until the zoning rewrite is complete. Russ Docherty seconded the motion. The motion passed, all in favor.

Mayor Kerby suggested postponing the ordinance readings and adoptions. He is concerned about restricting the residential properties under the medical zone. The intent was to add medical zone to these residential zones but still allow the property owners to use their property as they have. After reviewing the residential B rights, the group decided that animals are not being kept. Mayor Kerby suggested having residential A rights added to the medical zone residential properties.

Agenda items 2, 3, 4, and 5 are deferred to the February 20, 2007 council meeting at 7:00 p.m. (Clerk's Note: These items pertained to the reading and adoption of Ordinances 502 and 503).

Russ Docherty moved to adjourn the meeting at 8:35 p.m. John Langs seconded the motion. The motion passed, all in favor.

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Darrell Kerby, Mayor

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Kris Larson, City Clerk