

Waitsburg City Council Special Meeting – February 19, 2015

Mayor Gobel called the meeting to order at 7:00 p.m.

Roll Call

City Clerk Randy Hinchliffe called the roll. The following were present:

Mayor: Walt Gobel

Council Members: Kevin House, Marty Dunn, Deb Callahan and Karl Newell

Others: Gwen Gobel, Joy Smith, Mike Hubbard, Gene & Mary Warren, Larry & Deanne Johnson, Terry Jacoy

Agenda Approval

With no objections to the agenda, the agenda was approved and passed unanimously.

New Business

a. Whoopemup Meadows Preliminary Plat

At the conclusion of a public hearing on January 12 2015 along with a follow up meeting on January 25, 2015, the Waitsburg Planning Commission in accordance with WMC 10.8C.060 (a) found that the proposed Whoopemup Meadows subdivision did not make appropriate provisions, nor does it serve the public interest in its current form as noted in WMC 10.8C.060 and is therefore recommending disapproval of the preliminary plat in its current form to the City Council until conditions outlined in the applicant letter dated January 26, 2015 are satisfied.

With the receipt of the recommendation the City Council held a closed record public meeting as required by the City's Municipal code in order to discuss the preliminary plat. The Council found and concluded the following findings that are attached to these minutes as part of the meeting. With no more discussion Council Member Newell moved to approve the preliminary plat as presented with the conditions noted on the attached sheet with Council Member Callahan seconding. Motion to approve the preliminary plat with conditions was approved and passed unanimously.

Adjournment of Meeting

There being no further business, the meeting was then adjourned at 7:50 p.m.

Approved:

3/26/2015

Attest:

Mayor

City Clerk

**Whoopemup Meadows Preliminary Plat
Findings of Fact/City Council Conclusions
Date: February 19, 2015**

Waitsburg City Council makes the following findings:

1. The requirements of WMC 10.8C have been met
2. The Planning Commission had recommended disapproval of preliminary plat based on requested additional information related to the Preliminary Plat that they felt was necessary in order to issue a favorable recommendation to the City Council are as follows:
 - Traffic Impact analysis related to the development and its ingress/egress onto Millrace/Taggart Roads as well impacts related to driveways accessing Taggart Road; and
 - Consideration of cost sharing for the establishment of a mutually agreeable fence between the Port's business park and the residential development; including the modification of the plat map to reflect a change in the location of Phase I houses being adjacent to the business park, that area being dedicated wholly as park and recreation area to serve as a buffer.
 - Consideration of a pedestrian easement/walkway along Mill Race for pedestrian access back to Garden Street
 - Submission of a stormwater management plan including an assessment of the stormwater retention pond capacity, developed flows resulting from full build-out, protection and servicing of existing drainage ditchway, and safety considerations associated with the culvert and collection gallery on the plat
3. The City Council considered the recommendation of the Planning Commission during a regular meeting on February 12, 2015 and set a date for a closed record meeting related to the recommendation for February 19, 2015.

Waitsburg City Council concludes the following:

1. They disagree with the Planning Commission recommendation to disapprove based on the items noted above.
2. The Preliminary Plat is hereby approved subject to the submission of three of the items requested by the Planning Commission and are as follows:
 - Traffic Impact analysis related to the development and its ingress/egress onto Millrace/Taggart Roads as well impacts related to driveways accessing Taggart Road; and
 - Consideration of a pedestrian easement/walkway along existing easement for pedestrian access back to Garden Street
 - Submission of a stormwater management plan including an assessment of the stormwater retention pond capacity, developed flows resulting from full build-out, protection and servicing of existing drainage ditchway, and safety considerations associated with the culvert and collection gallery on the plat.

3. The applicant is requested to submit the requested items as a condition of approval to the City for approval by the City Engineer where required by the Waitsburg Municipal Code.
4. Approval of a preliminary plat shall not constitute approval of the final plat for record. Rather, it shall be a guide to the preparation of the final plat which shall be submitted for approval of the required officials within three years of the date of preliminary plat approval. In the case of a phased subdivision, final plat approval by the City Council of any phase of the preliminary plat shall constitute an automatic one-year extension for the final plat filing of the next phase of the subdivision.
5. Unless specifically exempted, the preliminary plat shall conform with applicable development regulations as stated in federal, state or local laws.