

**TOWN OF HUNTS POINT
COUNCIL MEETING MINUTES
MONDAY March 6, 2017
6:00 PM**



CALL TO ORDER

Mayor Joe Sabey called the meeting to order at 6:00 p.m.

Council Members Present:

Ken Fisher
Elaine Coles
Ted Frantz
Pat Finnely
Dan Temkin

Staff:

Addie Tych, Deputy Clerk Treasurer
Sue Ann Spens, Clerk Treasurer
David Linehan, Town Attorney
Chief Steve Burns, Medina Police
Mona Green, Town Planner
Stacia Schroeder, Town Engineer

Public Attendees:

Gary Slotnik, Hunts Point resident
Claudia Balducci, King County Councilmember

PUBLIC COMMENT

Hunts Point resident, Gary Slotnik went before the Council to follow up on comments he made at the January Council meeting. He asked that the Council consider conducting a yearly water sampling of the retention ponds in Fairweather to ensure they are being properly cared for. Mayor Sabey thanked Mr. Slotnik as well as Jan Deaton and the rest of the Fairweather Basin Boat Club members for their help in gathering information and being proactive. The Mayor ensured Mr. Slotnik that they Town is moving forward and hopes to hear back from WSDOT by April.

CONSENT CALENDAR

Consists of routine items for which Council discussion is not required. A Councilmember may request that an item be moved to Regular Business for discussion. Consent items are approved with one vote.

Motion: Move to approve the Consent Calendar, including minutes of the February 6, 2017 meeting and the March 6, 2017 Warrant Register for warrant numbers 151097 through 151127 in the amount of \$95,506.13. Moved by Finnely, seconded by Frantz.

Passed 5 – 0 – 0.

MOTION CARRIED

STAFF REPORTS

Medina Police Department:

Chief Burns reported that February was a very quiet month. There has been a continued increase in the number of residents signing up for the Medina Police house watch program. The Chief mentioned that Median residents are in the beginning stages of forming a house watch program similar to the program Hunts Point residents currently use. On Thursday, March 24th, Medina Police plan to hold a community forum similar to ones held in the past. The Chief hopes that these forums will continue to promote a healthy dialogue between police and residents. The Medina Police have hired a new police officer to fill the recent vacancy in the force. The new officer will start on March 20th.

Staff

With the use of short-term home rental services such as Airbnb and VRBO on the rise, many surround towns and cities have been faced with problems stemming from these types of rentals. In the past, Hunts Point has fielded requests from interested parties regarding the Town's policies, regulations and restrictions concerning the short-term rental market. Town Planner Mona Green informed the Council that current Town code doesn't provide any restrictions either way. The Council would like to discuss the matter further and instructed Ms. Green to look at what other surrounding municipalities have done.

Clerk Treasurer Sue Ann Spens informed the Council that the State Auditor has finished the audit of the Town and Council members are welcome to attend the exit conference on Tuesday March 14th. Beaux Arts just learned that Bank of America is closing their accounts, because the bank claims that the federal and state regulations for public depositories are cumbersome and don't "pencil out" for the smaller cities and towns. Ms. Spens suggested that the Town begin the process of researching other banks in the event that Bank of America also decides to close Hunts Point's accounts. The Council agreed that it would be in the Town's best interest to look into other possible banking institutions.

Town Engineer Stacia Schroder has completed her survey of the Town's utility boxes and pedestals. Now that the Town has a comprehensive survey, Mrs. Schroder has been able to identify and prioritize which boxes and pedestals require immediate attention. She will be meeting with CenturyLink to begin discussing undergrounding many of their existing utilities.

Bellevue Fire Department:

Report noted.

GUEST SPEAKER: KING COUNTY COUNCILMEMBER CLAUDIA BALDUCCI – *for discussion*

King County Councilmember Claudia Balducci, joined the Council to discuss various regional issues including transit, affordable housing, human services and solid waste.

PUBLIC HEARING: HUNTS POINT MUNICIPAL CODE: RIGHT-OF-WAY USE – *for discussion*

As a result of a recent agreement with Century Link allowing them to lease space in the Town's conduit along Hunts Point Road, town staff reviewed and updated sections of the Town's Municipal Code in an effort to streamline the process for permitting work on the Towns rights-of-way. At the January Planning Commission meeting, Commissioners were presented with a redline version of those proposed revisions. Dan Temkin (Beautification Committee Chair) was also in attendance and asked that the Commissioners consider several additional revisions that relate to maintaining or improving the appearance of the public rights-of-way. Town Attorney David Linehan reviewed the suggestions submitted by the Beautification Committee and redrafted them into a new redline version that was presented to the Planning Commission at their February meeting during a public hearing. Commissioners discussed this version and concluded that the revised section 12.10.030 allowing for herbaceous evergreen ground covers was too broad in what it allowed, presented safety concerns for pedestrian use of the ROW, might be less well maintained by adjacent owners, and doesn't fit with the purpose of the ROW as stated in the municipal code. Commissioners made a recommendation that the Council approve a revised version of the code to exclude herbaceous evergreen ground covers as a permitted material in the right of way. Town Planner Mona Green will submit the proposed code revisions to the Department of Commerce for their review and approval. Once Commerce approval has been granted, the Council will be able to pass the ordinance containing the proposed code revisions. Council members reviewed and discussed the proposed revisions.

MAYOR SABEY OPENS PUBLIC HEARING AT 7:21PM

No public comment

MAYOR SABEY CLOSSES PUBLIC HEARING AT 7:22PM

CODE REVISIONS: ADULT FAMILY HOMES & ACCESSORY DWELLING UNITS – *for discussion*

In 2015, the Town was contacted by an interested party who wanted to turn a home in the R-20A zone into an adult family home. Shortly thereafter, the party decided not to pursue the project, but the potential for this idea to resurface still exists. At the September Council meeting, the Council approved the following two items for the Planning Commission to study further: number of allowable accessory dwelling units (ADUs) per property and adult family homes.

At their September meeting, the Planning Commission approved the following motion relating solely to the question of ADUs: *Recommend that the Council clarify the ambiguity in the Town's current Municipal Code to only allow for one ADU per property.*

At their January meeting, the Planning Commission held a public hearing and made the following motion: *Recommend that the Council instruct the Town Attorney to draft regulations that would amend the zoning code to include provisions for adult family homes within the community.*

The Council reviewed the materials provided. After a brief discussion, the Council instructed Town Attorney Linehan to further investigate the possibility of charging a permit fee to applicants wishing to establish an adult family home (e.g. a conditional use fee) as well as to begin to draft appropriate code amendments based on the recommendations made by the Planning Commission at their September and January meetings.

COUNCIL REPORT

Beautification Committee Chair Dan Temkin reported that the Beautification Project is moving forward and work has begun on drafting the construction documents for the entirety of the project. A formalized project timeline has yet to be established. It was noted that no public hearing has been held to review the project's preliminary plan. The Town received comments from residents related to the plan that was presented at the last open house, specifically the removal of the cedar trees along Hunts Point Rd near the entry roundabout. Until a formalized plan is approved by the Planning Commission after a public hearing and then by the Council after a public hearing, the identified trees may not be removed. Mr. Temkin will reach out to those specific residents and answer any additional questions that they may have.

MAYOR REPORT

In regards to the ongoing lid maintenance negotiations, Mayor Sabey informed the Council that the State is looking into the possibility of releasing right-of-way ownership back to the towns. Medina and Clyde Hill have decided to table the discussion and work relating to adding bike lane along 84th Ave NE until 2018. The Clyde Hill City Council continues to discuss possible ways to alleviate or eliminate it during high commute hours.

ADJOURNMENT

Motion: Adjourn the meeting at 8:23 pm. Moved by Fisher, seconded by Coles.

Passed 5 – 0 – 0.

MOTION CARRIED

Respectfully submitted,

Addie Tych, Deputy Clerk/Treasurer