

CITY OF WAPATO

Regular Council Meeting
Minutes of February 18th, 2025

CALL TO ORDER:

Mayor Margaret Estrada called the meeting to order at 7:00pm.

- A. Welcome by Mayor Margaret Estrada
- B. Flag Salute Led by Council Member Frank Jaime

ROLL CALL:

- A. Council Members in attendance: Position one is open, Rita Alvarado via zoom, Frank Jaime, Ken Workman, Oscar Gonzalez, Elizabeth Villa, and Caroline Solis. City Staff in attendance: Interm Clerk: Alondra Juarez, Public Works Director Jeff Schumacker, Fire Chief Bob Clark, And Police Chief Craig Janis.
- B. Others that were present: Mid Valley TV Sean Davido, City Attorney Julie Norton.

PUBLIC HEARING:

- A. 4701 n Track Rd Apartment Complex.

No comment submitted in writing. Albert Miller from YVCOG delving staff report.

Albert Miller: summary of the staff report, presenting a 9 unit apartment complex.

The complex will be 3 stories but not exceed 35ft height from the zoning district. The project will also provide the 14 required parking spaces with 5% landscaping it will meet all required setbacks and other design except for lot coverage. An administrative adjustment is being requested due to the unconventional contribution of the lot. The adjustment would be a 7% lot coverage adjustment from 50% allowable to 57%. Jurisdiction in process.

Ken Workman: I don't see how this is compatible with the surrounding area. Now a days every couple has two jobs and that requires two cars so you got 18 adults living there for 14 car spaces and there is no off road parking in that area. On top of that there is no room for children to have any kind of life it is way too adjusted I don't see how to its compatible for a residential area.

Albert Miller: Speaking just on the parking requirements, all I'm going is based on what the code requires. Multi families of 6+ units require the parking are 1-1.5 per unit. The requirement was 14 parking spaces and they meet that standard. As far as it compatible generally I can also understand why there will be some questions.

Ken Workman: How many people do you know that drive 1.5 cars?

Albert Miller: I have seen 1.5 cars just not drivable.

Jaime Frank: What about the children that are going to be there where are they going to play at?

Albert Miller: That is something that Jeff Peters PLSA that can answer that.

Jeff Peters: When we went to look at this particular site, it's a very challenging site. It makes it difficult to fit parking stalls and access off the public street into the parking lot. We worked with the Fire Chief on trying to figure out to at least get the number of parking stalls per your ordinance. The standards regarding of parking and sizes I have been a planner for over 22 years at the City of Yakima. As well of the City of Zillah. And you are right there is a standard with regarding the parking units. People are driving more cars.

Ken Workman: Sounds to me that we are being treated a bit.

City Attorney Julie Norton: What Jeff Peters is trying to say is that whether we want this or we think it's a good idea. They do follow the requirements and as council role in this is that to meet the codes and we cannot host conditions outside the codes without an analyzes.

Albert Miller: From a rule stand point they do follow the requirements.

Ken Workman: Well you said it does not follow the intention of the law. 9 is about 50 people living there, there is no alley way and to step off it's on the road.

Albert Miller: Even if this did get approved this discussion was something that we wanted, all residents surrounding property were notified and had the opportunity to comment on this project. I'm just providing on how this how it meeting the requirement codes.

Ken Workman: It actually does not meet the code your code says 50% and you're asking for 57%. This is something that has never been done and it violates the code.

Albert Miller: It does require administrative adjustment.

Margaret Estrada: If council does not approve where the city does sit with all this?

City Attorney Julie Norton: If the council does not approve this and it's clearly allowed under the code. Chances we were to see a petition action from the developer sighting regularity in the process and potentially go to court.

Jeff Peters: There is two different processes taking place at this point in time. There is a class 3 review requires a public hearing where neighborhood compatibility. What is happening we are proposing a sight plan a development that is allowed by the code provided neighborhood it doesn't provide negative public comment that is incompatible, and what Albert went through is the staff report explaining that you have no negative comment on either the class 3 review that type of style and development that is compatible per the neighbors not commenting on it.

Jaime Frank: Have we received any feedback at all from the neighborhood?

Bob Clark Chief: Notice was sent out to every property owner that is 300ft radius got the notification of 10 day comment period and no comment was returned.

Jaime Frank: But did the property owners understand what is going on?

Bob Clark Chief: I cannot answer on that.

Jaime Frank: When you guys send out the proposal of the unit was there like a proof print or some kind of picture showing what you want to do, how tall is it going to be, how long it was going to be, how much it's going to cover, so they can see.

Oscar Gonzales: why did we choose this side? Is this the only place in Wapato?

Bob Clark Chief: The developers purchased that property and that what they want to develop on that property.

Margaret Estrada: So we don't know if it was presented to the neighboring around in English and in Spanish?

Bob Clark Chief: It only went out in English.

Ken Workman: The absence of a complain does not signify approval. Just because they do not write does not mean they approve it.

Caroline Solis: A lot of them are Hispanic they just look and say oh we don't know and throw it away.

Margaret Estrada: Julie so where do we stand on this?

City Attorney Julie Norton: Council does not have to make a decision today.

Bob Clark Chief: Another notice will be sent out.

Oscar Gonzales: Can this notice be sent out in English and Spanish?

Jaime Frank: Along with a blueprint or picture that they can see?

Bob Clark Chief: I will work with Mr. Peters to work on that to be included, March 17th.

Margaret Estrada: We will table it for March 17th meeting.

MEETING AGENDA:

Mayor Margaret Estrada called for the approval of the meeting agenda. Council member Frank Jaime motioned to approve the meeting agenda. Council member Ken Workman seconded; motion carried.

MEETING MINUTES:

Minutes from February 03rd, 2025, were presented for approval. Mayor Margaret Estrada called to approve the February 03rd, 2025 meeting minutes. Council member Ken Workman made a motion to approve the meeting minutes. Council member Caroline Solis seconded; motion carried.

CONSENT AGENDA:

Mayor Margaret Estrada called for the approval of the consent agenda, approval of claims and payroll vouchers. Council member Frank Jaime made a motion to approve the consent agenda. Council member Caroline Solis seconded. Motion carried.

AUDIENCE PARTICIPATION:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

- A. Mayor Margaret Estrada called for approval for rescheduling for 4701 N Track Rd. Apartment Complex public hearing for March 17th meeting. Council member Frank Jaime made motion to approve. Council member Ken Workman seconded. Motion carried.

DEPARTMENT REPORTS:

Interm Clerk: Alondra Juarez

I'm back from two weeks off for a family emergency. So this week I have been catching up with auditions and completing reports that need to get done.

Public Works Director: Jeff Schumacker

At 4pm today I had confirmation that the City through the commerce of Washington that the City was granted 750k to complete their building down French Lane. I and Bob are fully aware of French Lane and how many phases and housing and all of the above. That grant is coming to the City to continue through the Kateri Apartments wrap around French Lane to come around the City shop that completes the full loop. That street lighting curves sidewalks then move ahead with a crosswalk in the middle of the loop for the children. Heavy traffic of children because of school, if you recall we have been talking of moving and I will bring that proposal to you real soon because it needs to be brought down to 20 mph at all times. I would like council to consider a work session on 2/26/2025 between 6-7pm. I would like to sit down and bring in our engineering first phase of the rates study. For the utility rate study. I think we would need minimum one hour.

Chief Fire: Bob Clark

Been working on couple of property owners one west Elizabeth one on south Simcoe. Another project that I'm working on is where they want to construct a new inspire building a child care center. Public Hearing for March 17th for this project. Last week we purchased a 2011 Tahoe for fire department as our next duty vehicle. Funded 100% from the Legends Casino grant.

Chief Police: Craig Janis

Over the last weeks there has been 158 calls for service. 14 were domestic calls. YPD hand out flyers and this is something that I'm working on to do in Spanish and English, this would be help to keep track and keep up with the victims. Traffic stop overdoses are down. We only had 3 which is considerable low than what we've had.

Mayor Message/Council Discussion:

4701 N Track Rd. was tabled for March 17th meeting.

Everyone notate that we will have work session 2/26/25 at 4pm.

Also with Alondra back we still have Chuck's position opened and will have a March 17th deadline. We have received two applicants the application process will be put up on the city website. Work session April 7th with a letter of interest and go into executive session and come out to do a vote.

ADJOURNMENT:

Mayor Margaret Estrada called for the adjournment of the meeting. Council member Frank Jaime made a motion to adjourn. Council member Ken Workman seconded. The motion carried unanimously. The meeting was adjourned.

Margaret Estrada, Mayor

Alondra Juarez Interim Clerk