

**CITY OF BATTLE GROUND
STUDY SESSION MEETING MINUTES
November 28, 2005**

City Clerk Claire Warner called the roll. The following were:

PRESENT: Mayor John Idsinga, Deputy Mayor Sandra Barnes, Councilmembers Ciraulo, Regan, Reinhold, Walters, and Ganley.

ABSENT: None.

ALSO PRESENT: City Manager Eric Holmes, Deputy City Manager Dennis Osborn, Public Works Director / City Engineer Sam Adams, Chief of Police James McDaniel, Police Lieutenant Roy Butler, Finance Director David Reeves, Community Development Director Brian Carrico and City Clerk Claire Warner.

PRESS: Heidi Wallenborn, The Reflector

Representative Ed Orcutt thanked the members of Council for letting him speak tonight. He stated that he lives in Kalama, but is the representative of the 18th Legislative District. Representative Orcutt stated that he is here tonight to introduce himself to the City Council. He said that he wanted to attend tonight to see what the issues are that are facing the community. Representative Orcutt explained that this is the chance to just say hello. He explained that the same people that elected him, elected the Council and they need to work together and his coming to City Council makes it easier to do that. He added that there are going to be times when they may agree there is a problem, but they may not always agree on the solution. Representative Orcutt thanked the Council for the opportunity for him to attend the City Council meeting.

Mayor Idsinga thanked Representative Orcutt for his support and help.

Animal Regulations: Presentation

Chief of Police James McDaniel explained that this issue has come before the City Council because of Ms. Karen Overton, as she reported that her neighbor's dog was chained up in the backyard and may not have been off the chain for a long time. Chief McDaniel stated that the City has an ordinance but that nothing in existing ordinance relates to how long an animal can be tethered. He said that the current ordinance is consistent with other cities and Clark County's ordinance. Chief McDaniel explained that the matter before Council is the issue of dogs being tethered for long periods of time.

Chief McDaniel gave an update on the dog that Ms. Overton was concerned about as presented in the November 28, 2005 Study Session Packet.

There was discussion about how one would tell if an animal is neglected by being tethered for long periods of time.

There was discussion about whether or not the dog's owner was contacted.

There was discussion about enforcement of tethering.

There was discussion about the length of time for tethering.

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Karen Overton, 1218 South Parkway, Battle Ground, WA 98604

Ms. Overton stated that she offered to exercise the dog for her neighbors, but they said no. She added that she is busy trying to get a foster home set-up and was asked to buy the dog. Ms. Overton stated that she did not want to make her neighbors mad.

She said that the officers do not know whether or not the dog has food or water in the bowls, because they only looked over the fence. Ms. Overton added that they did not know if the dog was licensed. She said that, in doing her research, this matter is almost more about children than animals. Ms. Overton said that she found a lot of information and organizations that are against animal chaining. She read from a petition that she started in Battle Ground, "This petition seeks to amend current Battle Ground dog ordinance #6.10.270 to include safety regulations and time constraints. Under current legislation, it is legal for anyone to chain up a dog, of any kind, to anything and never take it off a chain for it's entire life. There are many, many dogs around town that this is actually happening to. Dogs that are chained continuously, year after year, suffer silently from neglect. Many of these dogs wind up with chains embedded in their necks."

Ms. Overton then talked about chains being embedded in dog's necks and then talked about the procedure for removing the chains. She said that, the more she read about the legislation, it became very evident to her that the "dog bites alone, and the attacks on children, how much the City has grown – what happens to these dogs, it is not a matter of if the dog got attention, it is a matter of when animals do not get attention". She said that some dogs may "not go bad, but some of them may". Ms. Overton reiterated that there is no current restriction on the length of time a dog can be tethered and some dogs are kept tethered in the front yard where children may be subject to interaction with the dog.

Ms. Overton discussed growth in the City and how there are more opportunities for children to get hurt by tethered dogs. She said that the USDA, the American Veterinary Medical Association and the Humane Society of the United States have all spoken out against this type of tethering. She added that experts like veterinarians, behaviorists and trainers are in agreement, and have also spoken out against continuous chaining. Ms. Overton read that, "Veterinarian Elizabeth Scholl, President of the American College of Veterinary Behaviorists, said that in addition to frustration, the constant physical restraint promotes excessive territoriality, which maybe manifested as aggression. Statistics from the National Canine Research Foundation confirmed that 25% of all fatal attacks are inflicted by a dog that was kept chained. Statistics from different organizations like the American Canine Foundation indicate that nearly five million people are bitten and mauled by dogs of all breeds each year in the United States alone. Overwhelmingly statistics show that children, by far, are the most frequent victims of dog attacks – 70%. Annually, dog bites rank second in children emergency room instances. The face is the most frequent target – 77% of all injuries. Children are trusting and often engaged in dangerous behavior". She said that she would not want her child around a dog that had been chained for a long period of time.

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Ms. Overton said that statistics show that unsupervised children are arguably the most critical factor in fatal dog attacks on children. She added that dogs are much less likely to attack a child in the presence of an adult, especially the dog owner. Ms. Overton stated that one of the problems is that these dogs are unsupervised and there are many alternatives. She gave examples of alternatives to tethering and length of times that an animal should be tethered. Ms. Overton read, "according to Janice Willard, Veterinarian [unintelligible] dogs have a biological need for companionship, they need to have companionship to lead normal, healthy lives – *healthy lives*." Ms. Overton said that Dr. Willard proceeds to talk about how the dogs have sensory deprivation. She said that male dogs that are not neutered and tethered rank highest for dog bites. She concluded by saying that, "there are a lot of statistics and with the way that Battle Ground has grown, she would not want to have this legislation brought before you, when you have something to prevent. Dog bites happen all the time, and are not reported, but you have a lot of dogs out here and a lot of growth. If a child really gets hurt, if people find out that you didn't vote for this legislation when you had a chance to prevent something from happening – that doesn't sound right – just preventative." Ms. Overton thanked the Council.

Erin Runer, Resident of Battle Ground

Ms. Runer announced that she has been a volunteer with Second Chance Companions for about 6 or 7 years. She said that it has been brought to her attention that there are dogs tethered on 1st Avenue. Ms. Runer added that she thought it is something that citizens are concerned with because it has been brought to her attention at least 4 or 5 times. She explained that people assume that the laws would prove that this is cruel, but the way the law is set-up is that it is legal. Ms. Runer said that she thinks this is something that the Council should consider, and be progressive.

Steve Madsen, Political Advocacy Director for the Building Industry Association of Clark County
Mr. Madsen said that this is "one of the last things in the world he thought he would be testifying on, but he couldn't resist". He said that he is a veteran of 2004 Iditarod Trail Sled Dog Race and he has owned and bred sled dogs for almost 20 years. Mr. Madsen said that, for a large portion of that time, his dogs have been tethered. He added that his kennel currently has 40 dogs in it, and, with all due respect he resented the implication that because a dog is tethered that it is not loved.

He said that he agrees with what he understands is the sentiment of the Council that this is covered under the current negligence / cruelty statutes. He said that he happens to be the first prosecutor in the State of Washington to try an animal cruelty case before a jury, which was successful. He encouraged Council, as these tethering laws come up from time to time, "there is an organization, which I belong to called Mush with Pride, and essentially they post, distribute, give out, guidelines for dog care, particularly for mushers". He said that this organization produces very good guidelines for dog care. Mr. Madsen reiterated that there are resources out there to help people take care of their dogs. He said that he cannot strongly disagree enough with the fact that tethering by itself is not an inhumane treatment of a dog. He thanked the Council.

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Crystal Hunter, 9717 North Portsmouth Avenue, Portland, OR

Ms. Hunter announced that she made up four packets (attached) for distribution. She explained that she is a volunteer for an organization called, "Dogs Deserve Better". Ms. Hunter said that the organization tries to go out and get dogs off chains. She said that statistics show that chained dogs are more aggressive. She noted that if they are properly taken care of, it is not all cruel, but she explained that she has a page in the packet that shows how 20 different counties have implemented an ordinance. She hoped that Council would review the ordinance and modify it to the City's needs. She thought that it is common sense that chaining a dog outside with no socialization is cruelty.

There was continued discussion about the length of time of dog could be tethered.

Councilmember Ciraulo stated, for the record, that he agrees with the sentiments of City Council. He added that "someone much wiser once before him once stated that you cannot legislate love, frankly that is what it comes down to". He said that he thought the ordinance is sufficient, as the Council cannot enforce people to love their animals, as sad as it is.

Mr. Holmes clarified that unless City Council directs City Staff otherwise this matter will not come back before the City Council.

Vancouver Housing Authority Cooperation Agreement: Presentation

Community Development Director Brian Carrico said that, back in August, the Council considered adopting a resolution at the request of the Vancouver Housing Authority (VHA), which would authorize the housing authority to operate in the City limits specifically for the Mill Creek Apartment project. He said that the state law, under which the VHA was created, requires that, in order for a housing authority to operate outside of its jurisdiction in which it was originally incorporated, needs to get permission from the legislative authority of the City. Mr. Carrico said that, when the VHA was first here, the Council asked for additional information and that was brought back by the housing authority and the Council did not end up passing the resolution. He said that, recently, Kurt Creager, the Chief Executive Officer of the VHA, who is here tonight, has proposed an agreement, in a letter dated November 14 (attached), to address some of the concerns raised by the Council and to allow the project to proceed. He reviewed the major elements that the letter addressed as presented in the staff memorandum dated November 17, 2005 (attached).

Mr. Holmes added that this agenda item is back before Council because there is a specific new proposal presented by the Vancouver Housing Authority. He commented that the project will move forward with or without an agreement, but the new agreement will address some of the issues Council raised in prior discussions.

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Kurt Creager, Chief Executive Officer of the Vancouver Housing Authority

Mr. Creager distributed the VHA's 2005 Annual Report. He said that the annual report is an annual financial statement and report to the community at large, as required by state law. He said that it contains a consolidated balance sheet in the back of the report. Mr. Creager said that the VHA has been in existence for 65 years, as it was formed in 1942, just 6-weeks after the bombing of Pearl Harbor. He explained that the VHA was created by the City to provide housing for shipyard workers. Mr. Creager said that this mission was accomplished and the mission has changed over the years, depending on the policy and prerogatives of the board of commissioners.

Mr. Creager said that the board serves as public officials and they are not compensated and, under state law, they have to abide by the same ethics and conflicts of interests that the Council abides by. The only difference is they are not elected, they are appointed and they have a narrow focus, which is housing to best serve the local community. He said that, as much as they have been trying to respond to local communities, the provision of workforce housing is very much in line with helping local communities meet their growth management goals and objectives. He said that they saw this particular property, Mill Creek Apartments, as a way to accomplish this.

He said that the VHA does not expect any action this evening, as he knows the Council needs to take stock in their options. Mr. Creager explained that he is the CEO and the only employee of the Board of Directors, they board employs him and he employs everyone else. He said he also serves as Secretary / Treasurer to the board, thus he is an ex-officio, non-voting member of the board. He said that the VHA, at present time, has nearly 5,500 dwelling units throughout Clark County that they own and manage. 12,500 people live in VHA housing, which is about the same size as the City of Battle Ground, however the people are scattered throughout Vancouver, Camas, Ridgefield and they operate St. Helen's Manor.

Mr. Creager said that the VHA undertook St. Helen's Manor in cooperation with a non-profit. He explained that the VHA acquired the property and assigned their interests to a non-profit who has owned it for the last 19 years. He said that they continue to manage that property, he said that he thought it was an administrative oversight 19 years ago, but they never issued bonds, or securities, to finance the construction. He said that this issue was never asked 19 years ago, which predates him, so he cannot defend those actions taken back then. Mr. Creager said that, as we move to structure the financing for Mill Creek Apartments, bond counsel asks for certain representations. VHA issues revenue bonds, and the bond counsel asks for the grant of authority to issue such bonds in Battle Ground and that grant did not exist.

Mr. Creager stated that he regrets not being available for the last Council meeting, as he understood that the Council has a "three-touch rule". He said that because of the timing of that issue, VHA came in without having a prior conversation with the Council, which he thought was the VHA's administrative oversight. He explained that, as the VHA takes stock in their options, they think they have new information and would like to open dialogue with the Council.

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He said that a future agreement, in VHA's recommendation would be a narrow grant of authority to do two things:

1 – To undertake the continued management and maintenance of St. Helen's Manor. He said that St. Helen's Manor is a two-story walk-up, comprised of 30-units and it houses senior citizens assisted through the HUD 202 program. He said it has a 40-year mortgage on it, so it is going to be enforced for the next 11-years. Mr. Creager said that the building needs to have an elevator added to it.

2 – A limited opportunity to continue to own the property and land known as Mill Creek Apartments. Mill Creek Apartments is really two projects in one, a 50-unit family complex and a 28-unit senior complex. He said that VHA would not be the direct developer, they would assign their interests in developing the property to Bridgeview Housing, which is a 509 non-profit corporation. He explained that a 509 non-profit corporation is a public charity and it was incorporated to support the mission, purpose and values of the VHA. He said that, while it is a closely held corporation, its board does not need to be entirely consisting of VHA commissioners. Mr. Creager stated that, during a meeting last Wednesday of Bridgeview, he consulted with the rest of the board, and the by-laws at present, have a stipulated 7-member board with 3-year terms, and they would purpose to expand that. This would entail filing a new set of by-laws to the Secretary of State, with a recommendation of the City, to give Battle Ground both a voice and a vote on how the conduct of that business would be handled. He said that the VHA sees this as a positive relationship for future development. Mr. Creager added that the VHA would not, as a Housing Authority, be entitled to own anything other than what is stipulated in the agreement. He said that if another project were to come up, they would have to come before Council prior to doing so.

Mr. Creager explained that, as far as the payment in-lieu taxes, it could be embodied within the agreement itself, it becomes mandatory, if we agree in advance, to pay payment in-lieu of taxes to the maximum allowable under state law. He said that he thinks this is an effort to respond to what they thought they heard to respond to the loss of taxes.

Mr. Creager said that there is plenty of time to do this project right. He conveyed that the VHA wants to help the City achieve its goals and objectives, they do not see themselves as an outside authority and he recognizes that the City is trying to grow with grace through maintaining a small town feel, while still being economically viable.

There was discussion about:

- Referral Agreements with local businesses.
- Waiting list procedures and affirmative marketing.
- Payment in lieu of taxes.
- Personnel of businesses that would be eligible to move into the housing.
- The last VHA presentation.
- Sources of funding.
- Sale of the property
- Maintenance and upkeep of the facility.
- Security issues.

Councilmember Ciraulo said that he would like to see an artist's rendering of the project.

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Mr. Creager said that he would present the Council with an artist's rendering of the project.

Councilmember Reinhold said that he thought that the elevator was a good idea at St. Helen's Manor.

There was discussion about the appointment of a VHA Battle Ground representative.

It was the consensus of the City Council to direct City Staff to move forward with the process and have staff work with the Vancouver Housing Authority to work on an agreement.

There was continued discussion about management of the new facility and discounts for local residents, businesses and employers.

City Manager Eric Holmes added that this would be back in January as a Study Session topic.

Fairgrounds Park Master Plan and Draft Skate Park Design: Presentation

Public Works Director / City Engineer Sam Adams distributed two handouts (attached) and stated that tonight's presentation would be to review the discussion items raised during the November 21, 2005 City Council discussion.

City Manager Eric Holmes reviewed the timeline and the Preliminary Park Capital Investment Program Costs and Resources as presented.

There was discussion about the little league fields costs as presented on the Preliminary Park Capital Investment Program Costs handout (attached).

Mr. Holmes said that construction timeframe and costs were the staff's current concerns and added that construction could take place in a longer or shorter timeframe. He asked the Council if they would like to continue construction at the same pace or extend the length of time for construction.

There was discussion about possible partnership and ownership of the baseball fields.

There was discussion about latecomer's and land fees, grants and seeking funding.

Discussion continued regarding the ownership of the fields.

It was the consensus of the Council to have all materials produced, related to the Fairgrounds Park Master Plan, refer to fields formerly identified as "little league fields" as "sports fields".

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It was the consensus of the Council to pursue a construction timeframe that would include staff coming back to Council in mid-2006 with a consultant contract for design of the sports fields.

Mr. Holmes added that staff is setting up a "Sports Field Summit" with the school district, the little leagues and the counties to look at how all the land resources, in and around the community can be best utilized to meet those demands. He said that staff would pursue other relationships, from philanthropic to legislative or grant funding, for ways to fund sports fields.

Mr. Holmes clarified that the Council was comfortable with some borrowing for the project, "not borrowing down to the quick, and that the quick goes up every year" as the City's assessed value goes up every year. And, at the same time recognizing that the Council wants to stay, "well within our means".

It was the consensus of the Council that they were comfortable with *some* borrowing for the project.

Mr. Holmes said that staff would move forward with the project.

He added that, on a side note, at the end of January, staff will be coming back before Council with a bid list for Kiwanis Park. He said that there are a number of features in the park that may or may not be included in the bid, and Council would need to direct staff regarding the features.

Mr. Adams added that staff has met with Clark - Vancouver Parks and Recreation regarding the Summit and staff has calls into the school district for the Summit. He said that he is "all in favor of getting partnerships and groups going", but it may have an impact on the schedule as the schedule is very aggressive.

There was discussion about the cost of the sports field.

Draft Habitat Bank Partnership Agreement: Presentation

Public Works Director / City Engineer Sam Adams said that, for a year and a half, staff has been working with Habitat Bank LLC regarding the use of the Remy Property as a wetland bank. Mr. Adams then reviewed the staff report as presented in the City Council packet.

Mr. Adams discussed the potential of the City creating its own wetland bank on the Remy Property.

Mr. Adams then discussed Habitat Bank's proposal as presented in the council packet identified as the section marked, "proposal".

There was discussion about funding relative to the property.

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Steve Sego, 14424 156th Avenue NE, Woodinville, WA

Mr. Sego thanked the Council for their time. He explained that the endowment fund is a negotiated amount that goes through Mitigation Bank Review Team process and together, Habitat Bank LLC and the City, agree to, in perpetuity, requirements to modify and maintain the site for, theoretically, hundreds of years to come. He said that the endowment fund is established with the understanding of the cost of that function and the necessary funds to perpetuate those over the years.

Mr. Sego said that, as an example, their first bank is setting aside about \$1,000 per credit, so it is proportionate to the total number of credits that are agreed upon by the Mitigation Bank Review Team. He explained that it is also proportionate to the total number of credits that amount of money is set aside on a per credit basis.

He said that they are estimating, for this project, anywhere from \$1,000 to \$3,000 per credit. He said this is the only amount that is being referred to by the language.

There was continued discussion on the costs associated with the agreement.

It was the consensus of the Council for staff to bring this item back before Council for authorization on December 19, 2005.

Mr. Adams described the boundary of the Remy property and noted that the future 15th Avenue, per the Transportation Plan, would travel through the Remy site. He said that, if Council accepts the Habitat Bank proposal, 15th would not go through Remy, it would have to be connected to the future 12th. This would cause 15th to stop at the Remy site and there would be a "jog" to get over to 12th and head further south.

It was the consensus of the Council for staff to still bring this item back before Council for authorization on December 19, 2005.

There was a 5-minute break at 9:07 p.m.

The meeting resumed at 9:16 p.m.

Commerce Parkway Master Plan Changes: Presentation

Community Development Director Brian Carrico said that, in 2004, the City Council approved a Development Agreement with the Gold Medal Group regarding the Commerce Parkway Development which is comprised of 76 acres of light industrial land located on the eastside of the Clark County Rail Road. He said that the agreement specified the type and amount of development on the site and the required mitigation. It also vested the site to the then current development regulations and to the identified mitigation for a period of 10 years with the possibility of a 5-year extension.

He said that Mr. Denis Pavlina of the Gold Medal Group has approached City Staff with a desire to amend certain aspects of the agreement in order to facilitate a different type of development on portions of the site than those identified and approved in the agreement.

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Mr. Carrico then explained that Mr. Pavlina's proposal as identified in Table 4.3.A in the staff memo called, "Commerce Parkway Master Plan Changes" included in the Council packet.

He then described the site plan as presented in the council packet.

Mr. Carrico said that the purpose of this agenda item is to introduce and discuss the potential changes with the Council and determine if there is desire to move forward on the proposal. If the direction is to move forward staff will work with representatives of the Gold Medal Group to develop the necessary items to accomplish the changes.

There was discussion on the phasing of construction.

Randy Printz, 805 Broadway, Vancouver, WA

Mr. Printz said that traditionally there was a big difference between industrial, commercial and residential lands. He said that commercial, historically, has been thought of as McDonald's, retail and minimum wage jobs. He said that industrial has been thought of as smokestack, big family-wage jobs, such as Hewlett Packard and Intel. Today, what planners are recognizing is that there is a lot of industrial out there that is "garbage industrial", which is not going to produce campus-style, hi-tech environments, they will produce a lot of outdoor storage, minimum wage jobs. He said that commercial can do that as well, however commercial can also do things like the Costco project.

Mr. Printz said that the family wage jobs that come out of projects like the Costco one, far exceeds, on a tax base basis, what one can ever do with industrial. He said that they have a couple of pieces in the county in which the county has recommended approval of conversion of industrial to commercial, even under their no net-loss policy.

He said that, in this case, they have an economic analysis by Eric Hovee, which he would be happy to provide copies of to the City. Mr. Printz said that, what they are proposing, the net present value over 20-years to the City of sales tax is about \$6.5 million dollars. He described phases 4 and 5 of the project per the handout he distributed (attached).

Mr. Printz described the handout as presented and gave examples of scenarios of different types of activities that could take place through this proposal.

There was discussion about the rail line with respect to the Commerce Parkway Master Plan.

There was discussion about the rendering encapsulating the actual development.

There was discussion about the how agreement relates to transportation improvements.

There was discussion about the changes of the types of buildings proposed.

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Mr. Holmes stated that he noticed a theme to the comments of the Council and that they are rooted in the question of, "is this an Orenco Station"? He also noted that everyone likes the pictures presented, however the original site plan that was presented when the development agreement was originally approved showed a different housing product than what was actually built. He said the language of the development agreement allowed a range of densities, and it did not specify a particular housing type, however the picture that was shown showed a particular housing type. He said that this created an expectation that that was what would be built. Mr. Holmes said the picture alludes to what is being built, if the Council were to approve the development agreement, there would need to be assurances in the agreement that would state that not just site plans, but the building materials, the renderings, the architecture, everything would be done in substantial compliance with the pictures provided.

Mr. Printz said that he is fine with that and said he understood what Mr. Holmes stated.

There was further discussion on the depictions as presented.

There was continued discussion about the rail line.

There was discussion about:

- The residential to job balance.
- Market feasibility and feasibility of the project in general.
- Adjacent land use.

Mr. Holmes said that one of the things that has been talked about at a staff level, is that Battle Ground is a unique market and is moving away from traditional concrete tilt-up manufacturing jobs to those that look at a mixture of jobs – commercial, retail, office, etc. He said that this may be a catalyst for the City to look at our economic development and employment goals in a different way. One of the ideas staff came up with to do that is for this project to become the "seed of what might be a district plan for the whole industrial area in the southeast quadrant of the City which this is roughly in the center of". He said this addresses the adjacent land issues, the compatibility issues, the overall economic strategy, etc. Mr. Holmes stated that he is not suggesting that the Council "wrap this particular proposal up, in that maybe this is the catalyst for us to do this as a City sponsored project over the 2 to 3 years or so". He asked if this would be something that the Council would entertain.

It was the consensus of the Council that they would like to entertain this plan.

Mr. Printz thanked the Council.

Mr. Holmes said that this item would be back in January or February 2006 for the Council's review.

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Water Service Outside City Limits (SR 503/244th): Presentation

Public Works Director / City Engineer Sam Adams explained that the City has received additional information regarding the request for water for the property at the northwest corner of 244th Street and SR-503. He said that the new, additional information is basically a request for water service outside the City limits, however the developer has returned to the City with further information on how they will go about developing the property.

Mr. Holmes clarified that the land is not in the current UGA, it is in the proposed UGA.

Mr. Adams said that the developer would be willing to sign an agreement that would put aside a large portion of the property and hold it until it was included in the proposed UGA and annexed into the City. He said that what this means is that they would hold back 34 acres. He added that there is potential now, even without water service that they could split the property up into five 1-acre lots. Mr. Adams stated that, under our UGA, this area was a mixed-use area. He said that if the property were to be split into large lots and sold off, the potential for the City to do the zoning that the City would prefer would be lost.

Mr. Adams said that staff and the developer are here tonight to answer any questions that the Council may have.

There was discussion about sewer service.

Doug Schmitt, 23516 NE 120th, Battle Ground, WA 98604

Mr. Schmitt explained that he lives in Lewisville Heights and in a couple of weeks he would get to be a resident of the City through the Northgate Annexation.

Mr. Schmitt said that one of the conditions of the development is delaying it until the pump station can be arranged, which he believed is scheduled for 2009. He said that this is why they would like to work with the City on this Water Service Agreement. Mr. Schmitt said that the annexation is a key component to being able to progress with the development.

He explained that if the agreement could be done successfully, it would fold into the subsequent annexation that would include the balance of the homes that are very near where he resides. Mr. Schmitt said that the Northgate Annexation would bring in part of the Lewisville Heights area, but when "we scale this out, on property value" the specified areas carry a lot more than the 60% vote that would be necessary to "fold this all into a very nice annexation that would probably be scheduled".

Mr. Schmitt said that the property could serve as a "north gate to coming into the City". He said it would make a nice employment campus piece. He said that, in the corner of the specified property, the Bloomquists would probably "not follow through with that" as the Bloomquists would prefer a quicker receipt of funds, rather than waiting for five years.

He noted that another feature of the property is that there are very little environmental constraints. Mr. Schmitt said that the developer, Jeffrey Gordon, is also the owner of Columbia Tech Center, so there is a lot of expertise with regards to developing and integrating employment campus areas.

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There was continued discussion on sewerage.

There was discussion about the property relative to the Urban Growth Boundary and Clark County.

There was discussion on stipulations that could be included in the Water Services Agreement.

Moved by Councilmember Reinhold and seconded to suspend the City Council rules to allow the meeting to extend the meeting past 10:30 p.m. Motion carried unanimously.

It was the consensus of the Council to consider a draft agreement that would address water, sewer, land use and annexation at a future meeting.

ADJOURNMENT

The meeting was adjourned at 10:34 p.m.

John G. Idsinga,
Mayor

Claire A. Warner
City Clerk

Meetings of the Battle Ground City Council are recorded on audio tapes. These tapes are kept on file in the office of the City Clerk for a period of six (6) years.