

REGULAR MEETING OF THE CITY OF CONNELL, WASHINGTON
CONNELL, FRANKLIN COUNTY, WASHINGTON
March 06, 2024

The Regular meeting of the Connell City Council was called to order by Mayor Lee Barrow at 6:00 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

Mayor Lee Barrow and Councilmember's: Joe Escalera, Pat Barrera, Shelly Harper, Preston Hart, and John White.

STAFF PRESENT:

Fire Chief Ken Woffenden, City Administrator Cathleen Koch, City Clerk Marissa Ortiz, Police Chief Chris Lee, City Attorney Heidi Ellerd, and Emily Weimer on behalf of AHBL, Inc.

CONSENT CALENDAR

Motion: Councilmember Escalera moved to approve the consent calendar as presented:

- a) Minutes of the Regular Council Meeting February 21, 2024
- b) Accounts Payable 3/06/24 for \$45,309.02
- c) Check Register 2/22/24 for \$300.00
- d) Payroll Register 2/20/24-2/20/24 for \$81,010.86

Councilmember Barrera seconded the motion. Motion carried unanimously.

APPROVAL OF AGENDA

Motion: Councilmember White moved to approve the agenda as presented.

Councilmember Hart seconded the motion. Motion carried unanimously.

ORDER OF BUSINESS

CLOSED RECORD HEARING – SINGH REZONE

Mayor Barrow recessed the regular meeting at 6:03 pm and opened the Closed Record Hearing regarding: a proposed rezone from Urban Reserve to Commercial General.

DECLARATION OF COUNCILMEMBERS:

None Heard

OBJECTIONS:

None Heard

STAFF REPORT:

This report was prepared by Nicole Stickney and Emily Weimer from AHBL on behalf of the city. At this closed record hearing for a quasi-judicial action such as this proposed rezone application, City Council would hear testimony only from parties of record and no new information could be presented, but information previously put on the record could be restarted or clarified if necessary.

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The City of Connell received an application for a zone change (rezone) for one parcel that was approximately 66.67 acres in size from U-Urban Reserve to CG – Commercial, General (CG). The site was parcel number 106550086 and did not have an assigned address. The parcel was located east of the Coyote Ridge Correctional Center and west of US-395. The property carried a Commercial classification on the City’s Comprehensive Plan map; therefore, the parcel was eligible for the requested zoning district of CG. There were no existing structures or formalized uses on the site and no farming occurred on the land. The application was reviewed, a SEPA environmental review was conducted, and a public hearing for the Planning Commission was scheduled for which public notice was given in accordance with the City’s code and procedures. Staff provided a detailed analysis, recommended denial of the rezone to the Planning Commission based on the severe limitations of sewer and water supply and provided suggested findings to form the basis for denial. The Planning Commission examined the testimony of the applicant and one public comment in support of the proposal. The Planning Commission recommended the approval and adopted revised findings to support the recommendation.

COUNCILMEMBERS COMMENT PORTION OF THE HEARING:

Councilmember Barrera – said she followed AHBL, Inc.’s presentation of findings and understood where they wanted to go with it.

Councilmember Escalera – stated he leaned towards the Planning Commission’s recommendations.

Mayor Pro Tem Harper – questioned if the city planned to construct a road to the property in the future.

Councilmember Hart – agreed with the rezone, as business on that side of town was appealing and enticing to the public.

APPLICANT COMMENT:

Amy Honeywell, a realtor, and representative of the owner Karnail Singh stated her client would like to create this piece of land to the highest and best possible use. She reported that they had no intention of breaking up the lot before offering it to developers. The rezone into a commercial area would be more beneficial to Mr. Singh and would attract more buyers.

PUBLIC COMMENT:

Burl Booker – Supported the idea of creating the parcel commercial and didn’t see it developing into a 60-acre parcel, but several.

STAFF COMMENT:

Emily Weimer, AHBL Planner reported the water/sewer data was from the City’s engineering firm Anderson Perry & Associates and reports revealed that the availability to that area was uncertain due to development that had not occurred yet.

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CLOSED:

Mayor Barrow closed the hearing and opened the regular meeting at 6:37 pm.

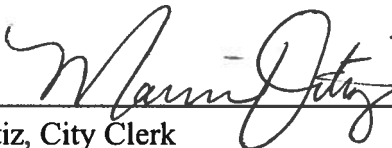
Motion: Councilmember Barrera moved to approve Ordinance No. 1039-2024 approving the Singh Rezone to change one parcel from Urban Reserve to Commercial General. Councilmember Escalera seconded the motion. Motion carried unanimously.

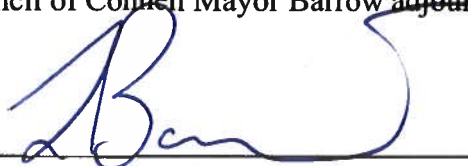
COMMENTS/NON-AGENDA ITEMS

Pam Welch – Congratulated Ed Brown on his retirement and expressed her gratitude for his years of service to the City of Connell and the Citizens.

MEETING ADJOURNED

There being no further business before the City Council of Connell Mayor Barrow adjourned the meeting at 6:46 pm.

ATTEST: 
Marissa Ortiz, City Clerk


Lee Barrow, Mayor