

SPECIAL COUNCIL
MEETING MINUTES

APRIL 21, 2011

CITY OF GRANT
MINUTES

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DATE : April 21, 2011
TIME STARTED : 5:06 p.m.
TIME ENDED : 5:55 p.m.
MEMBERS PRESENT : Councilmember Bohnen, Fogelson, Huber, Potter
and Mayor Carr
MEMBERS ABSENT : None

Staff members present: City Attorney, Nick Vivian; City Planner, Jennifer Haskamp; and City Clerk, Kim Points

CALL TO ORDER

Mayor Carr called the meeting to order at 5:06 p.m.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Huber moved to approve the agenda, as presented. Mayor Carr seconded the motion. Motion carried with Council Members Bohnen and Potter voting nay.

CONSIDERATION OF ISD #832, AMENDED CONDITIONAL USE PERMIT REQUEST, IMPROVEMENTS TO EXISTING OUTDOOR STADIUM/IMPROVEMENTS AND EXPANSION OF EXISTING TENNIS COURTS AND BALL FIELDS

Comment [CoG1]: c

Resolution No. 2011-06, Approving an Amended Conditional Use Permit for 8000 and 8678 75th Street North (Independent School District #832)

Council Member Huber moved to approve Resolution No. 2011-06, as presented. Mayor Carr seconded the motion.

City Planner Haskamp reviewed the draft CUP and noted the changes made by the Planning Commission. She advised an escrow amount relating to the planting should be determined by the City Council.

City Attorney Vivian stated the Planning Commission would like the entire \$96,000 escrowed for the landscaping plan. However, the Council may determine that \$21,000 is escrowed now and the balance when and if the school itself is approved. The City's CUP ordinance does allow requiring escrows or securities and it is the Council's discretion as to how much that amount is.

**SPECIAL COUNCIL
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APRIL 21, 2011

1 Council Member Potter stated the project has been a burden on staff noting he has asked for a number
2 of plans to review and he has not received them. He advised he is just now receiving additional
3 information and has not had review time. He can't endorse or not endorse the application at this
4 point.

5
6 Council Member Huber stated at the last Council meeting action was not taken on the application
7 because the landscaping plan had not been completed. It is now complete and the same uses on this
8 particular site have been going on for years.

9
10 Council Member Fogelson referred to condition #13 and suggested the School District use City water
11 to irrigate the fields as opposed to storm water. He also referred to condition #14 and suggested three
12 water tests be done in April, June and September of every year.

13
14 Mr. Steve Wogalmot, School Board Member, stated as part of the permit from the watershed district
15 they need to use storm water for irrigation.

16
17 Mr. Dave Ray, Johnson Anderson, advised an irrigation plan is being proposed as part of the project.
18 It will be utilized to water the trees to then north side of the property.

19
20 Council Member Potter suggested condition #13 is revised to state "or well". He also suggested
21 condition #31 be added relating to approval of this portion of the application does not include the
22 approval of the extension of City sewer and water. He clarified that this approval does not approve
23 any other part of the plans.

24
25 City Planner Haskamp stated this CUP amendment only refers to the field improvements. She
26 indicated an agreement has been made relating to the landscaping plan and spec books will be
27 available although they are typically not provided or even prepared at this point.

28
29 City Attorney Vivian advised a CUP related the use of a property. The City's code does allow this
30 particular use. The Council has to deal with the use of the land and the effect of that use.

31
32 Council Member Potter referred to the environmental studies that have been done and indicated he
33 wants to make sure approval of this is not endorsing the environmental work that has previously been
34 done or may be done in the future.

35
36 City Attorney Vivian referred to condition #25 and stated the environmental findings on th4e site
37 came from the School District so that issue has been addressed. The owner of the property is
38 responsible for the property. He added that the School District would have to come back for an
39 amended CUP if they determine City water should be used for field irrigation.

40
41 City Planner Haskamp suggested the escrow amount on this portion be set at \$21,000 and \$75,000 for
42 the remaining portion of the application. City Attorney Vivian agreed and stated a Letter of Credit
43 would be sufficient and eliminate administrative time for the City.

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**SPECIAL COUNCIL
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1 The Council agreed a \$21,000 Letter of Credit would be required and condition #31 would be added
2 to the CUP.
3

4 Mayor Carr thanked the Planning Commission for their thorough review of the application.
5

6 Mr. Wogalmot referred to condition #24 and stated they will do what they have committed to do. He
7 referred to condition #8 and stated they are not willing to be committed to unknown requirements
8 such as neighbors coming back years from now and requesting freeway barriers be constructed. He
9 noted he views the process of the Washington Conservation District being secondary.
10

11 Council Member Potter added this does not include approval of any necessary addition and other trees
12 or plantings.
13

14 Council Member Bohnen advised he has not had time to review everything to make a decision. He
15 stated he needs assurance and proper review time to make an informed decision. He added he wants
16 to know what is in the ground and approving this may limit that.
17

18 City Attorney Vivian advised compliance with the MPCA is being required.
19

20 Mayor Carr called the question.
21

22 **Motion carried with Council Member Bohnen voting nay and Council Member Potter**
23 **abstaining.**
24

25 **ADJOURN**
26

27 **There being no further business, Council Member Huber moved to adjourn at 5:55 p.m.**
28 **Council Member Fogelson seconded the motion. Motion carried unanimously.**
29

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31 These minutes were considered and approved at the regular Council Meeting June 7, 2011
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35 _____
36 Kim Points, City Clerk
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Tom Carr, Mayor