

UNION GAP CITY COUNCIL SPECIAL MEETING
UNION GAP COUNCIL CHAMBERS
Union Gap, Washington
September 7, 2022, Special Meeting
MINUTES

Call to Order Mayor Hodkinson called the Special Meeting of the Union Gap City Council to order at 6:00 p.m.

Council Members Present Council Members Murr, Galloway, Hansen, and Schilling, and Dailey were present.

Staff Present Public Works and Community Development Director Henne, Civil Engineer Dominguez, and Finance and Administration Director Clifton, were present.

Excuse Council Member Motion by Council Member Schilling, second by Council Member Galloway to excuse Council Member Wentz. Motion carried unanimously.

Audience Present See attached sign in sheet.

General Items

Public Hearing
Developer's Agreement –
Wide Hollow Development At 6:01 p.m. Mayor Hodkinson opened a Public Hearing, which was set at the August 22, 2022 meeting, to provide the public an opportunity to comment on the proposed draft Developer Agreement – Wide Hollow Development. Public Works and Community Development Director Henne presented. James Carmody addressed the council and stated that he agrees with Public Works and Community Development Director Henne's comments last night, and concurs with the conditions set by the Hearing Examiner and development agreement. Carmody stated that the signed short plat will be recorded September 8, 2022.

Trent Marquis addressed the Council and stated that his family has been working on this project for 30 years and wanted to thank Representatives Mary Skinner and Dan Newhouse, Senators Maria Cantwell, and Patty Murray and the Deccio family. Mr. Marquis also thanked the City of Union Gap, Yakama Indian Nation, City of Yakima, and Washington State Department of Transportation. Marquis stated that this project was voted as number one at Trans-action. The property was originally owned by Genevive Fines, and Tim Monahan had the vision.

Council Member Schilling asked what the rezoning plan would be. Trent Marquis responded that they wouldn't know at this point but it's what the opportunities will be. Schilling asked if Marquis saw this becoming a port district. Marquis asked, do you want a port district? It would be up to what the City of Union Gap wants.

John Long addressed the Council and stated that the road will be 150 feet from the creek, and asked how moving traffic into a school district would be good, what about water and flooding? Mayor Hodkinson replied that those topics have been studied and marked. Council Member Hansen asked if the project would divert business away from downtown. James Carmody replied no, that it will improve business and increase the tax base. Council Member Hansen asked, where will the water go. Carmody replied that it will go where it needs to go. Property owners will be responsible to follow all flood plain conditions and understand the will be required to follow the rules. Council Member Schilling asked if FEMA maps were given to neighbours. Carmody replied that they followed the requirements of the short plat process and City requirements. Terry Schilling asked what the timeline was for each phase of the project. Public Works and Community Development Director Henne replied that he anticipates phase (2A) going to construction in early spring 2023, (2B) over the railroad connecting to highway will be two to three years out.

With no other public comment and no written testimony, Mayor Hodkinson closed the public hearing at 6:38 p.m.

Public Works & Community
Development

Resolution No. – 22-41 –
Developer's Agreement –
Wide Hollow Development

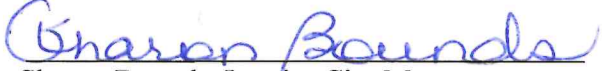
Motion by Council Member Murr, second by Council Member Galloway to approve Resolution No. – 22-41 – authorizing the Director of Public Works and Community Development to sign a Development Agreement between the City of Union Gap (“City”), Wide Hollow Development, LLC, and other parties specified in the Development Agreement regarding the City's efforts to construct a Regional Beltway Connector and development of such property in establishing certain development rights.

Voting on the motion – Ayes – Murr, Galloway, Schilling, Dailey and Hodkinson. Nays - Hansen. Motion passes.


CITY OF UNION GAP REGULAR COUNCIL MEETING MINUTES – September 7, 2022

Adjournment of Meeting

At 6:43 p.m., Mayor Hodkinson adjourned the September 7, 2022 Special Council Meeting.


Sharon Bounds, Interim City Manager

ATTEST:


Karen Clifton, City Clerk

CITY OF UNION GAP
SPECIAL UNION GAP COUNCIL MEETING
SIGN IN SHEET

6:00 P.M. - September 7, 2022

NAME (Please Print)

(Date)

ADDRESS

NAME (Please Print)	(Date)	ADDRESS
Helen Canatsey	3:50	Altamira
Ray Killorn	5:50	108 W Pine St
MaryAnn Killorn	"	"
Terry Schelling		26 Eagle Creek Dr.
Stephanie Muen	5:57	
J. Don G.		2 Meadow Brook Rd.
Philip Fluitt	9-7-22	2705 So. 90 th Ave.