

**CITY OF RUSTON
REGULAR COUNCIL MEETING
TUESDAY, November 1, 2016**

MEETING CALLED TO ORDER

At 7:00PM Mayor Hopkins called the Regular Council Meeting to order. Councilmembers present were: Jim Hedrick, Lyle Hardin and Deb Kristovich. Councilmember Hunt and Councilmember Syler were excused. Following the flag salute, Mayor Hopkins called for approval of the agenda. Councilmember Hedrick moved to approve the Agenda of November 1, 2016 with a second from Councilmember Hardin, passed 3-0.

MINUTES

Regular Council Meeting Minutes of October 18, 2016 is not available at this time.

STAFF REPORT –

Ruston City Engineer – Jerry Morrissette was excused.

GENERAL PUBLIC COMMENTS – Nothing at this time.

BUSINESS

ORD 1484 – Update of Commercial Zone Standards (1st reading). The City of Ruston has been engaged for the past two years in a major Comprehensive Plan Update. As part of this update process, the Planning Staff and Planning Commission have created a vision for how the City should look. This City vision includes making the Commercial areas of Ruston be of higher quality of design and architectural standards and meeting the needs of Ruston into the future. Under the Growth Management Act, the work of the City does not end when its Comp Plan is updated. As a follow up to the update, the City must also make its Zoning Code and other development regulations consistent with its updated Comp Plan. In reviewing the various elements of the Zoning Code in need of update, aligning the COM and COM-P zoning standards to make them consistent was among the top priorities of the Planning Commission. As currently written, the COM zone is both inconsistent with the Comprehensive Plan and includes standards which are obsolete. Ordinance #1484 fixes this issue and makes the standards consistent with the Comp Plan and internally consistent with the COM-P standards. One such example is the requirement for use-specific setbacks. Under the existing COM zone standards, residential uses have different setback standards from commercial uses. Since the Comprehensive Plan calls for standards which emphasize building placement over building use, (i.e. the design and feel of the street is more important than the uses within the buildings), it would be counterproductive to allow the COM zone standards to remain as written. Ordinance #1484 incorporates this vision in an update to the City's Commercial (COM) Zone. The update proposes standards for the COM zone that are consistent with the standards of the Commercial-Pearl (COM-P) Zone. On September 21, 2016, a public hearing was properly noticed and held by the Planning Commission on Ordinance #1484 to elicit community input. Following the public hearing, the Planning Commission voted unanimously to recommend Council approval of this Ordinance.

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ORD 1485 – Construction Code Update (1st reading). Under State law, the City is required to adopt the State Building Codes. The only flexibility that the City has regarding these codes is to enact stricter requirements. The City is not permitted to relax any of these standards. The exception to this requirement is if a provision is deemed “optional” by the State Building Code Council. The Washington State Building Code Council has adopted several of the 2015 editions of the various International Building Codes for to be adopted and enforced by local jurisdictions after July 1, 2016. Therefore, these updates are being brought forward to Council for adoption. Mike Barth, the City Building Official, has carefully reviewed all the code changes and is recommending that the City Council adopt these codes as shown in this ordinance. All the revisions are housekeeping updates (changing the edition dates, re-numbering or deleting appendices to track with State adopted versions, etc.) except for a change to the adopted Uniform Plumbing Code whereby we are adding a cross-reference to the Code Enforcement Chapter 12.40 RMC. This is the chapter used to enforce all the Ruston Construction Codes. This is consistent with the rest of the Title.

ORD 1486 – IPMC Update to 2015 Version (1st reading). This is a companion ordinance to Ordinance #1485. Ordinance #1485 updates the City’s adoption of state construction codes to the current versions and makes housekeeping amendments. This Ordinance updates the City’s adoption of the International Property Maintenance Code to the 2015 Edition (Ch. 12.05 RMC). No “housekeeping” amendments to Chapter 12.05 of the Ruston Municipal Code are needed except for updating the version adopted (RMC 12.05.010) and adding the new companion to the IBC – the International Residential Existing Buildings Code (RMC 12.05.030).

CLAIMS/PAYROLL – Councilmember Hedrick moved to approve Claims, with a second from Councilmember Hardin, passed 3-0.

MAYOR’S TIME – Mayor Hopkins hopes to have information and a fix to the 51st retaining wall failure by next council meeting of November 15, 2016.

COUNCIL TIME –
Councilmember Hedrick – Nothing at this time.

Councilmember Hunt – Was excused.

Councilmember Hardin – Metro Parks has requested parking along 54th Street. City Planner Rob White spoke with Roger Statton, who would like to use 54th Street for routing equipment and trucks during their project. Metro Parks will need a street excavation permit for temporary parking instead of changing an ordinance. Another option is to complete a temporary change to the traffic flow.

Councilmember Kristovich – Nothing at this time.

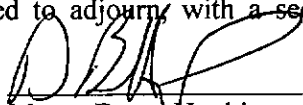
Councilmember Syler – Was excused.


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MEETING AJOURNED -

At 7:25PM Councilmember Hedrick moved to adjourn with a second from Councilmember Hardin, passed 3-0.

ATTEST:



Mayor Bruce Hopkins


Judy Grams