

PLANNING COMMISSION MINUTES

Date: April 11, 2019

The Ephrata Planning Commission, Grant County, Washington met on April 11, 2019. The meeting was called to order in Council Chambers at 7:00 p.m. by Chairman Joe Dennis. Roll was taken. Members present Don Guillemette, David Spencer and Tom Moncrief ; Jo Maedke Excused

Staff present: Dan Leavitt, Community Development Director; Anna Franz, City Attorney; Bill Sangster, Public Works Director; Bill Cox, City Building Official and Stacy Hooper, Secretary.

The commission reviewed the minutes of the January 24, 2019 meeting. Minutes approved with no changes. (m/s David Spencer/Don Guillemette). Motion carried.

**Correspondence:** Nothing added

**Additions and/or Revisions to Published Agenda:** No additions or revisions to agenda.

**Introduction of new City Staff member –** Anna Franz introduced Dan Leavitt City of Ephrata's new Planning Director.

**Dan Leavitt** gives brief personal and work history.

**Dan Leavitt** gives history of his experience working on parking regulations with the city of Moses Lake, explaining the process they went through.

**Dan Leavitt** speaks on the document that he had made changes to and referenced a few documents and some existing code.

**Dan Leavitt** explains the changes to page 123 of the Ephrata Municipal Code; **Dan Leavitt** states how current code reads and what his proposals are.

**Jo Maedke** asks what the current requirement is for Furniture Stores (other retail) – **Discussion Ensues**

**Dan Leavitt** ask for questions or comments from Planning Commission

**Jo Maedke** asks is this for new construction only? **Dan Leavitt** explains that this is for Change of use on existing construction and for new construction.

**Jo Maedke** asks how does this effect building and business in the downtown commercial area. **Dan Leavitt** reads current code and explains the code reads for the business district in Moses Lake.

**Joe Dennis** states Planning Commission main goal is to prevent problems in the future and to prevent or to correct current issues, he tends to agree with the letter presented to Council by Matt Moore and asks **Dan Leavitt** what his thoughts are. **Discussion Ensues**

**Dan Leavitt** added that it is the staffs goal as well to help the businesses of Ephrata new and existing be successful.

**Dan Leavitt** asks if the Planning Commission is happy with the proposed changes he recommends moving forward with sending the changes to Council.

**Joe Dennis** asks for input from Planning Commission. **David Spencer** likes the proposed changes.

**Bill Cox** discusses the International Zoning Code and the perking requirements. This is the Code that the City used when the current parking code was drafted. **Bill Cox** brings up a recent scenario for a small business that the Bank had turned down a business loan due to insufficient parking, not the City. **Don**

**Guillemette** asks even if we would have changed the requirements, this business loan would have been turned down? **Bill Cox** answers yes. **Discussion Ensues**

**Bill Cox** feels that the recommendations are responsible, they are not exactly what **Matt Moore** asks for but they are in line with his request and works well.

**Joe Dennis** asks what the next step would be.

**Dan Leavitt** states to accept the changes and send to council for approval.

**Jo Maedke** motion to move changes to council. **Davis Spencer** seconds motion. Motion Approved.

**Anna Franz** the only outstanding item left for planning commission is cryptocurrency. **Anna Franz** recommends rolling the temporary regulations into permanent.

**Jo Maedke** asks questions about FEMA, regarding a recent news publication. **Bill Cox** explains that the article may have been a little misleading and explains in brief FEMA rates. **Discussion Ensues**

Next meeting scheduled for Thursday April 25, 2019.

Meeting on April 11, 2019 adjourns at 7:32 p.m.

  
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Joe Dennis, Planning Commission Chairman

Attest:   
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Stacy Hooper, Secretary