

PLANNING COMMISSION MINUTES

October 22, 2015

The Ephrata Planning Commission, Grant County, Washington met on October 22, 2015. The meeting was called to order in council chambers at 7:00p.m. by Chairman Joe Dennis.

Members present: Chairman Joe Dennis, members Jo Maedke, Tom Moncrief, Don Guillemette and David Spencer.

Staff present: Ron Sell, Community Development Director; Anna Franz, City Attorney, Excused Absence; Bill Sangster, Public Works Director, Excused Absence, and Stacy Hooper, Secretary;

Approval of Commission Minutes: Motion to approve the minutes of September 24, 2015 entertained by Joe Dennis, Motion made by Don Guillemette, Motion Second by Tom Moncrieff, motion carried.

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

Correspondence: **Joe Dennis** asks for any other correspondence, **Ron Sell** states no additions or corrections to correspondence that has been handed out.

Joe Dennis Opens Business, agenda items for Public Hearing. Chairman **Joe Dennis** asks the Planning Commissioners:

- 1) Have you had any contact, including through written or other media, with any interested parties to this matter? All answers NO
- 2) Do you have a financial, material, or personal interest in this matter? All answers NO
- 3) Can you render fair and impartial judgement, without undue or improper influence, over this matter? All answers YES
- 4) Dos any member of the Public or Commission have a specific objection to any member of the Commission hearing this matter? All answers NO

Public Hearing opens at 7:05 pm on Thursday October 22, 2015. No community members present.

Joe Dennis asks Planning Commission if they have any questions or comments on agenda number one (1) items. **Dave Spencer** questions the enforcement section, and is uncomfortable moving forward without discussion. **Jo Maedke** explains that the planning commission has had many study sessions regarding the Municipal Codes that are being discussed for adoption. However, there are enough new Planning Commission members to discuss these items again. **Ron Sell** explains City Code and procedures. Planning Commissioners reviewed Chapter handouts.

Chapter 19.11 Flood Damage Prevention – Ron Sell explains that the items that are highlighted in blue are changes that were made from the Department of Ecology, they essentially are very minor changes, additional items they wanted to see. These are items from Existing State and Federal codes relating to the enforcement of the flood issues. FEMA is the overall group that is requiring this, but the state is mandated to follow FEMA standards, the Building code is also in effect with that. There were some definitions that were added. Some clarifications were made to the flood maps, Department of Ecology wanted maps to be more specific to the flood insurance rate maps, and they wanted it to be more clear on the municipal and irrigation water wells. The highest adjacent grade was changed to match the wording of the US Code. **Ron Sell** explains the changes made by Department of Ecology. **Don Guillemette** questions the ability to change the elevation level of irrigation canals. **Ron Sell** discusses.

Planning Commissioners review the Municipal Code handouts on their own. **Joe Dennis** asks if there is anything more to be discussed. **Joe Dennis** entertains a motion to pass items to council for adoption. **Tom Moncrieff** so moves, **Jo Maedke** seconds the motion. **Ron Sell** to bring resolution to next council meeting for approval to send to council.

Public hearing closed at 7:18 pm.

Study Session begins with Article III. Type II Short Subdivisions. **Joe Dennis** feels that the changes are mostly edits and clean up. **Ron Sell** explains that in 2006-2007 this chapter had been adopted and things have been going smoothly, that there was not a lot of actual changes this time, changes are to bring chapter up to current standards and grammatical changes.

18.04.580 Parks and open space requirements: This is really the only thing that is different, this was added back in 2006. This additional requirement is the only difference between Type I and Type II short plats. **Joe Dennis** asks if this requirement would be detrimental to a development. **Ron Sell** explains there are two ways a developer can look at the Parks and Open Space requirements, there are also a few different ways a developer can meet these requirements. **Discussion Ensues** regarding fees, pocket parks and Linda Ridge Loop.

Dave Spencer asks where in the code does it state the developer can pay a fee in lieu of Parks and Open Space. **Ron Sell** goes over page 61, C 1 and C 2.

Jo Maedke asks if the Park or Open Space needs to be adjacent to an existing park or close to a new proposed City Park, can it be a community park, or does it have to be turned over to the City for Public use. **Ron Sell** explains the requirements for Parks and Open Space. **Discussion Ensues** and includes the Dodson Road Development.

Jo Maedke asks for an example of open space, **Ron Sell** explains some of the land within the subdivision for instance, the least desirable land, can be used as something other than livable space and be beneficial to the plat, for example, an piece of the plat designated for wildlife habitat, would be open space. Open space does not necessarily mean a recreational area or park. **Ron Sell** explains the County has several different programs that a developer can utalize to receive get an open space tax break, if they meet the County requirements for this then the City will accept it as open space. **Joe Dennis** asks if there are many of these areas in the City. **Discussion Ensues.** No further changes to Chapter 18.

Joe Dennis asks for any other comments or items for discussion.

Ron Sell reminds that none of the current Planning Commissioners terms are coming to an end. **Joe Dennis** asks if there is a requirement for leaving prior to term ending. **Ron Sell** stated it is asked for the Planning Commissioner that is leaving try to find a replacement.

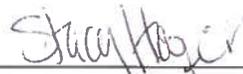
Joe Dennis asks about the November Planning Commission meetings. **Discussion Ensues**, the second meeting of the month, November 26, 2015 will be cancelled as this is Thanksgiving.

Next Planning Commission meeting will be November 12, 2015

Joe Dennis Adjourns meeting at 7:40 pm.



Joe Dennis, Planning Commission Chairman

Attest:  _____

Stacy Hooper, Secretary

