

## PLANNING COMMISSION MINUTES

November 12, 2015

The Ephrata Planning Commission, Grant County, Washington met on November 12, 2015. The meeting was called to order in council chambers at 7:00p.m. by Chairman Joe Dennis.

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

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

**Approval of Commission Minutes:** Motion to approve the minutes of October 22, 2015 entertained by Joe Dennis, Motion made by David Spencer, Motion Second by Jo Maedke, motion carried.

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

**Correspondence:** Joe Dennis asks for any additions, revisions or additional correspondence. Ron Sell states no additions the only correction, the Resolution should be 15-003 instead of 15-001.

Jo Maedke motion to Adopt Resolution 15-003, Don Guillemette second motion, motion to adopt Resolution 15-003 approved.

**Review and discussion of Ephrata Municipal Code, Chapter 18, Subdivisions.** Ron Sell explains that the changes on Article IV Subdivisions are very similar to the changes that were made to the Short Plat Type I and Short Plat Type II, mostly clean up. The changes will make the title easier to understand and follow.

Joe Dennis asks about “major changes” on page 63, 18.04.620, Ron Sell explains definition of “major changes”, Joe Dennis asks who determines this, Ron Sell explains process. **Discussion Ensues.**

**Discussion of changes to pages 65,66 and 68.** These changes are grammatical changes.

**18.04.665 Public Notice ( C )** Ron Sell explains process. **Discussion Ensues.** Joe Dennis suggests removing “applicant” Anna Franz recommends leaving “applicant” in.

**Discussion of changes to page 72, 18.04.75 ( D )** Joe Dennis clarifies that we are taking out Community Development Department and leaving Public Works director. Ron Sell explains this is leaving it up to one department instead of two. There will be in some sections where Public Works will be stricken and Community Development will be added. Ron Sell explains this is will put it into the hands of the department that has the expertise. **Discussion Ensues.**

**18.04.720 Filing the subdivision final plat. Item 14. Ron Sell** explains the removal of item 14 is making the title consistent. **Discussion Ensues. Item I, page 76 – Ron Sell** explains there is no need to have two sets of Mylar's for the projects. **Discussion Ensues. Item J, page 77 – Ron Sell** explains this change.

**18.04.735 Procedure for alteration of a subdivision ( A ) and 18.04.740 Procedure for vacation of a subdivision ( A ) pages 77 and – Ron Sell** explains Ephrata Municipal Code 3.5 will be added to show where the fees can be found. **Discussion Ensues.**

**18.04.745 Standards for the subdivision of land and any dedications ( A, C, D & E ) Ron Sell** explains changes to these items, the changes make the items cleaner and match existing construction standards.

**David Spencer** questions the slope of the parking lot at the new Smoke Shop on Basin. **Discussion Ensues.**

**David Spencer** asks for clarification on **18.04.745 Standards for the subdivision of land and any dedications ( E ) 6' sidewalks. Ron Sell** explains this is for larger right of ways, that residential will stay the same. This will make this item consistent with the current Construction Standards. **Discussion Ensues.**

**18.04.745 Standards for the subdivision of land and any dedications IV, page 81. Ron Sell** explains this is redundant.

**Jo Maedke** clarification on planting strips, **Ron Sell** explains.

**Discussion Ensues, Port and City streets, curbs, gutters and sidewalks.**

**Ron Sell** explains that the changes to **Cul-de-Sac Radius on page 82** were made from the request of the **Fire Chief and based on current Fire Code. Discussion Ensues.**

**Bill Sangster** asks if the phasing or construction is not complete or started when the code changes does the developer need to change and build to current standards. **Ron Sell** explains unless the plat has expired the developer would build to code that was current when approved. If the plat has expired and the code has changed at the time they are reapplying for the project it will be reviewed and would possibly have to follow the current code.

**18.04.750 Installation of utilities ( B ) Discussion Ensues, Dave Spencer** asks if B should be removed or left in. **Jo Maedke** feels that if item B is left in, it makes it a little easier to develop undevelopable land. Discussion of rules, regulations and examples of what areas could potentially be involved ensues. This is subject to approval from Grant County Health District.

**Joe Dennis** clarifies changes made on page 84, ( C ), **Ron Sell** explains reason to remove Cross Reference(s).

**Joe Dennis** asks **Dave Spencer** if he wants to remove item B from page 82. **Dave Spencer** responds No.

**Ron Sell** asks that as Planning Commissioners are reading through the Chapters if they see changes they would like made, let him know.

**18.04.785 Design standards for industrial and commercial plats. Don Guillemette asks for clarification on alleys, page 88. Discussion Ensues.**

**Meeting of November 26, 2015 will be cancelled. Next Planning Commission meeting will be December 10, 2015.**

**Dave Spencer** will not be at the January 14, 2016 meeting.

**Joe Dennis** Adjourns meeting at 7:45 pm.



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Joe Dennis, Planning Commission Chairman

Attest:   
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Stacy Hooper, Secretary