

## PLANNING COMMISSION MINUTES

January 28, 2016

The Ephrata Planning Commission, Grant County, Washington met on January 28, 2016. The meeting was called to order in council chambers at 7:00p.m. by Chairman Joe Dennis.

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

**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 January 14, 2016 entertained by **Joe Dennis**, Motion made by **Don Guillemette**, Motion Second by **Tom Moncrief**, motion carried.

**Joe Dennis** asks **Ron Sell** if he brought the corrections of **Chapter 18** to the meeting, **Ron Sell** explained Planning Commissioners will have at least one more review before the changes are sent out for review prior to a public hearing before Planning Commission go to council.

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

**Correspondence:** **Joe Dennis** asks for any other correspondence, **Ron Sell** states the packet for **20.04** that is at the meeting is slightly amended from what was sent out earlier in the week.

**Chapter 20.04 – Environmental Policy Act:** **Joe Dennis** asks if the changes are made to match what the State has published. **Ron Sell** answers yes, mostly clean up.

**20.04.050(a)** **Ron Sell** explains that City Engineer is being changed back to Community Development Director.

**20.04.050(b)** **Ron Sell** explains the changes to the WAC references.

**20.04.030** **Ron Sell**, the titles go up to 268, **Ron Sell** will add in the missing WAC's.

**20.04.140** **Ron Sell** would like to look this section over and make sure it is correct and consistent before planning commissioners look at it.

**Joe Dennis** suggests to table **Chapter 20.04** until all members are present for discussion. **Ron Sell** will make changes and suggests if members see anything that needs to be changed in the meantime to notify him so he can include the revision for discussion when all are present. Planning Commissioners agreed.

**Title 21 – Joe Dennis** states a majority of street work is done by the City, does this apply to contractors. **Ron Sell** explains this adopts the Street Standards, **discussion ensues.**

**Joe Dennis** questions if this applies mainly to new subdivisions, **Ron Sell** explains the process, **discussion ensues**.

**21.02.020(e) Joe Dennis** questions the wording regarding the 2-year maintenance bond. **Ron Sell** and **Anna Franz** explain the bond process and liability, **discussion ensues**. 50 percent to be spelled out to match wording in **21.02.070**.

**Don Guillemette** asks what the life expectancy of roads are in Grant County. **Discussion ensues**.

**21.02.100- Joe Dennis** asks if this was added. **Anna Franz** states, yes, the highlighted portion was added for clarification.

**Joe Dennis** asks for any questions or comments, **Ron Sell** advises this section had very minor changes.

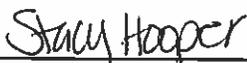
**21.02.020(f) Don Guillemete** questions the reference of Public Works Director or City Council, asks for clarification if goes through both. **Ron Sell** explains the intent of the wording, **Anna Franz** elaborates, **discussion ensues**. **Joe Dennis** asks if the City is ok with the wording, **Ron Sell** and **Bill Sangster** agree they are.

**Joe Dennis Chapter 20.04 – Environmental Policy Act** will be tabled until all Planning Commission members are present for discussion.

Next meeting February 25, 2016.

Joe Dennis Adjourns meeting at 7:25 pm.

  
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Joe Dennis, Planning Commission Chairman

Attest:   
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Stacy Hooper, Secretary