

PLANNING COMMISSION MINUTES

May 12, 2016

The Ephrata Planning Commission, Grant County, Washington met on May 12, 2016. 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, Don Guillemette, and David Spencer ; Tom Moncrief excused absence.

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

Approval of Commission Minutes: Motion to approve the minutes of March 24, 2016 motion to approve; **David Spencer**, Motion Second; **Don Guillemette**, motion carried.

Additions and/or revisions to Published Agenda: No additions or revisions to Published agenda, no new correspondence.

Review and discussion Chapter 20.08, Protection and Development Regulations of Critical Areas and Resource Lands ordinance:

Joe Dennis asks for staff report, **Ron Sell** states there is no staff report and suggests going over the ordinance.

Ron Sell gives the history of the ordinance, the last time the ordinance was revised was in 2008 because the state mandated the City to add or fix some areas in which the ordinance was deficient. Recently, in the last year, year and a half Grant County went through Shoreline Management and made their Critical areas match the states. The ordinance is easier to understand and the procedures are more clear. The City did bring over the Frequently Flooded Area section to this ordinance as it was specifically written for the City. The procedures in the City's old ordinance were not clear. **Ron Sell** suggests when Planning Commissioners have time read this ordinance in full, there is a lot of information.

Joe Dennis asks if Planning Commissioners should take this and read it and come back to next meeting. **Ron Sell** states the City hired Ecological Services to review critical areas within the City, the hired services did not find wetlands, however, this could change. **Jo Maedke** added that **Ron Sell** sheds a different light on ordinances and would like to go over the changes and additions with him. **Joe Dennis** asks if **Anna Franz** should be present? No, it would be ok to do this initial review without **Anna Franz**.

20.08.009 Definitions: **Ron Sell**, the definitions are updated from the City's original ordinance, the City updated definitions to match Grant County and Moses Lake.

David Spencer asks if the City of Ephrata has protected habitat areas. **Ron Sell** answers Fish and Wildlife does have a list on their website that the Public can view that shows protected habitat areas. **Discussion Ensues**

Ron Sell to bring Map to next meeting. The City of Ephrata does have some hazardous areas and the Flood Zone.

Ron Sell explains the definitions are pretty straight forward.

20.08.010 General Provisions: Nothing out of the ordinary, this section is from the State.

Jo Maedke asks **Ron Sell** to explain a little about the agreement that needs to be entered into in order to view a more detailed map from Fish and Wildlife critical areas. **Ron Sell** states that the City has never entered into the privacy agreement that Fish and Wildlife has for viewing these areas, it's not a new procedure, just something the City has not done. **Jo Maedke** asks if the City has any Cultural Resources Areas, **Ron Sell** answers we won't know until we enter into the agreement.

Joe Dennis asks if the Port would be included, **Ron Sell** answers potentially anything over 50 years could be included. **Discussion Ensues.**

David Spencer asks once a project starts can an individual state they found a protected animal on the property and would like the project to stop. **Ron Sell** explains that the species or habitat would need to be on the Species and Habitats of local Importance list. **Discussion Ensues.**

Don Guillemette points out that Definition 98 explains what **Ron Sell** had explained.

Discussion Ensues, Land Stabilizing measures.

Ron Sell suggests reading over ordinance, making notes and bringing back notes and questions to the next meeting.

Discussion Ensues usage and tips of new chrome books.

May 26, 2016 Planning Commission meeting has been cancelled.

Next meeting June 9, 2016.

Joe Dennis Adjourns meeting at 7:40 pm.



Joe Dennis, Planning Commission Chairman

Attest: 

Stacy Hooper, Secretary